PHASE I ENVIRONMENTAL SITE ASSESSMENT

FORMER KAPLAN BUILDING **891 PROVIDENCE ROAD SCRANTON** LACKAWANNA COUNTY **PENNSYLVANIA**

Prepared for:

Department of Planning and Economic Development Lackawanna County 135 Jefferson Avenue, 2nd Floor Scranton, Pennsylvania 18503

Prepared by:

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> 24 July 2017 200075901

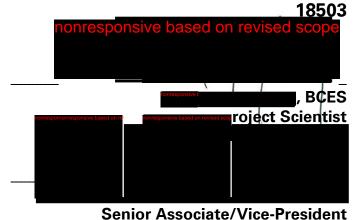
LANGAN

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TABLE OF CONTENTS

EXEC	UTIVE SUMMARY	<u>Page No.</u> I
1.0	INTRODUCTION	1
1.1 1.2 1.3 1.4	General Purpose and Scope Limiting Conditions Limitations of the Assessment	3 4
2.0	SITE DESCRIPTION	6
2.1 2.2 2.3 2.4 2.5 2.6	General Site Description Surrounding Land Use Geologic Setting Topography and Surface Water Drainage Utilities Environmental Permits	7 7 7 8
3.0	HISTORICAL USE	8
3.1 3.2 3.3 3.4 3.5	Historical Aerial PhotographsHistorical Topographic MapsHistorical Sanborn MapsInterviewsPrevious Environmental Reports	10 12 14
4.0	RECORDS REVIEW	16
4.1 4.2 5.0	Environmental Database ReviewAgency File Review	25
5.1 5.2 5.3	Site Observations Summary of Observations Non-ASTM Considerations	26 32
6.0	FINDINGS AND OPINIONS	37
7.0	DATA GAPS	42
8.0	CONCLUSIONS	43
9.0	DEVIATIONS	
10.0	ADDITIONAL SERVICES	44
11 0	ENVIRONMENTAL PROFESSIONAL STATEMENT	44

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TABLES

Table 1List of Contacts

FIGURES

Figure 1 Site Location Map

Figure 2 Site Plan

Figure 3 Identified RECs and De Minimis Conditions

APPENDICES

Appendix A Environmental Professional Qualifications

Appendix B Historical Aerial Photographs

Appendix C Historical Topographic Maps

Appendix D Historical Sanborn Maps

Appendix E ASTM User Questionnaire

Appendix F EDR Summary Reports

Appendix G Historical Files and Correspondence

Appendix H Site Photographs

EXECUTIVE SUMMARY

Langan Engineering and Environmental Services, Incorporated (Langan) has prepared this Phase I Environmental Site Assessment (Phase I ESA) for the Lackawanna County Department of Planning and Economic Development (Client) for the former Kaplan property located at 891 Providence Road, Scranton, Pennsylvania (the "Site"). The Environmental Site Assessment (ESA) was completed as part of the Scope of Work under the United States Environmental Protection Agency (USEPA) Brownfields Assessment Grant for Lackawanna County.

The objective of this Phase I ESA is to establish if Recognized Environmental Conditions (RECs), Historic RECs (HRECs), and/or Controlled RECs (CRECs) are present at the Site based on visual observations and review of available records and historical information in accordance with the American Society for Testing and Materials (ASTM) International Standard Practice for Conducting a Phase I ESA (E1527-13). Additionally, this Phase I ESA was designed to satisfy the USEPA's All Appropriate Inquiry (AAI) rule for purposes of qualifying for a defense to federal Superfund liability.

The Phase I ESA consisted of: 1) Reviewing state and federal government environmental databases; 2) Contacting local, state and federal agencies to determine if records are available for review; 3) Interviewing knowledgeable persons; 4) Reviewing historical aerial photographs, topographic maps of the Site and surrounding areas; 5) Reviewing previous property ownership information; 6) Conducting a site reconnaissance of accessible property areas, and; 7) Identifying adjoining property uses to the extent observable.

The property is located at 891 Providence Road, Scranton, Pennsylvania. Other addresses associated with the property are 800 and 885 Providence Road. Between the 1940s and the late 1970s the Site was operated by Superior Fireproof Door and Sash, which used the facility to manufacture fireproof doors and included painting operations and welding room. Most recently the property was operated by Montage Foods, which used the facility for meat processing. The property was donated in 2014 to Lackawanna College who is not currently using the facility.

The Site occupies approximately 5.95 acres and consists of a large single-story cinder block structure measuring approximately 125,000 square feet (sf). The structure was built in stages,



ii

with pipes, equipment, and walls passing through structures that were no longer in use. Different sections of the building were in varying states of disrepair. Seven main interior areas were identified based on former operations as indicated by field observations and a facility map discovered at the Site. The main areas of the building, as based on former operations, include an administrative area, a door manufacturing area, a warehouse area, a cooling system and electrical control area, a loading area, and freezer storage (Figure 2).

Based on the results of this Phase I ESA the following RECs have been identified for the Site:

REC 1 – Historical Painting Operations

REC 2 – Historical Drip Track

REC 3 – Historical UST and Associated Piping

REC 4 – Ammonia Cooling System Area

No CRECS or HRECS were identified associated with the target site.

Based on the results of this Phase I ESA, the following *De Minimis* Conditions were identified at the site:

Drainage Network
Exterior Electrical Transformer
Concrete and Debris Piles
Oil-Stained Flooring
Drum Storage

Potential Off-Site Impacts

Additional Environmental Considerations

Light fixtures, appearing to contain fluorescent light ballast (FLB) were observed throughout the building. FLB's manufactured prior to 1979 have the potential to contain polychlorinated biphenyls (PCBs). Additionally, based on the age of the structure, asbestos containing materials (ACM) and lead-based paint (LBP) may be present. Langan could not verify the presence or absence of the above potential environmental conditions. A hazardous materials survey would be required to determine the presence or absence of these materials.



Non-ASTM Considerations

The scope of services performed for this study did not include non-ASTM required Phase I ESA items such as radon, lead in drinking water, wetlands delineation, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, and high voltage power lines.



1.0 INTRODUCTION

The objective of Langan's activities was to establish the potential environmental liability associated with the property. The Phase I ESA was completed to establish if Recognized Environmental Conditions (RECs), Historic RECs (HRECs), and/or Controlled RECs (CRECs) are present at the Site based on visual observations and review of available records and historical information in accordance with the American Society for Testing and Materials (ASTM) International Standard Practice for Conducting a Phase I ESA (E1527-13). This Phase I ESA was also designed to satisfy USEPA All Appropriate Inquiry (AAI) rule for purposes of qualifying for a defense to federal Superfund liability.

A REC is defined in ASTM Practice E1527-13 as, "A recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

An HREC is defined in ASTM Practice E1527-13 as, "a past release that has been addressed and meets unrestricted land use criteria, for which no controls are required."

A CREC is defined in ASTM Practice E1527-13 as, "a part release that has been addressed to the satisfaction of the applicable regulatory authority but is subject to some form of control, such as a property use restriction or engineering control."

A de minimis condition is defined in ASTM Practice E1527-13 as, "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not recognized environmental conditions."

Langan performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-13 of the Site. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Additionally, this Phase I ESA was conducted by



personnel who meet the requirements of an environmental professional as defined in the Code of Federal Regulations (CFR), Title 40, Chapter I, Subchapter J, Part 312 (Section 312.10 of 40 CFR 312). These professionals have the specific qualifications based on education, training and experience to asses a property of the nature, history and setting of the subject property and have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of the environmental professional are provided in Appendix A.

1.1 General

Langan Engineering and Environmental Services Incorporated (Langan) has prepared this Phase I Environmental Site Assessment (ESA) for the property located at 891 Providence Road, Scranton, Pennsylvania. Other addresses that have been historically associated with the property are 800 and 885 Providence Road.

The Site was originally developed prior to 1889, which is the oldest historical record that was identified for the Site. Beginning in the 1940s and continuing until the late 1970s, the Site was operated by Superior Fireproof Door and Sash (Superior) who manufactured fireproof doors and included extensive painting operations. The address associated with Superior Fireproof Door was 800 Providence Road.

Subsequent to the Superior operations, the property was operated by Montage Foods until it ceased operations in 1995. Montage Foods used the facility for meat storage, processing, packaging, and shipment. The address associated with Montage Foods was 891 Providence Road. The property was donated to Lackawanna College in 2014 and the Site is currently vacant.

The Site is approximately 5.95 acres in size and consists of a large, single-story cinder block structure measuring approximately 125,000 square feet (sf). Various additions to the building have been constructed over time and the northeastern section of the building has generally been in service the longest. A more recent addition includes the large freezer storage building in the southwestern portion of the building. Different sections of the building were in varying states of disrepair.



Seven main interior areas were identified based on former operations, field observations and a facility map provided by the current owner. The main areas of the building are an administrative area, a door manufacturing area, a warehouse area, a cooling system and electrical control area, a loading area, and freezer storage (Figure 2). The building had a flat metal roof that was damaged in multiple areas. No utilities are currently active on the property; however, a non-operational gas-fired boiler and two non-operational dual-fired (oil and gas) boilers were observed during the site visit.

Site location map is included as Figure 1. The building layout and site features are indicated on Figure 2 and the identified RECs and *de minimis* conditions are indicated on Figure 3. This Phase I ESA was completed as part of the environmental assessment process in anticipation of potential site redevelopment.

1.2 Purpose and Scope

The purpose of this Phase I ESA is to identify Recognized Environmental Conditions (RECs), Historical RECs (HRECs), and/or Controlled RECs (CRECs), *de minimis* conditions and other environmental concerns in connection with the property, using the methodology recommended by ASTM and consistent with the USEPA AAI requirements. If environmental conditions are identified, recommendations for additional investigative/remedial activities are provided.

The scope of work for this Phase I ESA consisted of the following:

- Performed a site reconnaissance of the Site and the adjacent properties to identify potential RECs, HRECs, CRECs, de minimis conditions, and other environmental conditions associated with the current and former operations at the subject site.
- Interviewed knowledgeable personnel to document previous and current operations at the Site and to obtain information regarding the environmental condition of the property.
- Requested public files from government agencies including, Montgomery County, the Pennsylvania Department of Environmental Protection (PADEP), and the USEPA.



- Obtained and reviewed available environmental data provided in a Federal and State environmental database report.
- Reviewed available historical topographic maps, historical aerial photographs, and historic Sanborn maps (fire insurance maps) of the Site and surrounding areas.
- Prepared this Phase I ESA Report.

The scope of services performed for this study did not include non-ASTM required Phase I ESA items such as radon, lead in drinking water, wetlands delineation, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, and high voltage power lines.

1.3 Limiting Conditions

Snow cover at the Site has been identified as a limiting condition as it prevented an evaluation of the exterior areas of the Site. Several inches of snow fell while Langan was on site conducting the site reconnaissance on 29 December 2016 and subsequently covered the ground. Additionally, snow from the adjacent property had been plowed up and deposited along the northeastern wall of the building near where the two boiler rooms were located. Combined, these conditions prevented a thorough reconnaissance of the exterior portions of the Site and represent a limiting condition.

1.4 Limitations of the Assessment

This Phase I ESA report was prepared for the Lackawanna County Department of Planning and Economic Development, and its assigns, for the former Kaplan building located at 891 Providence Road, Scranton, Pennsylvania to support the sale or redevelopment of the property. The report is intended to be used in its entirety. Excerpts taken from this report are not necessarily representative of the assessment findings. Langan cannot assume responsibility for use of this report for any property other than the Site addressed herein, or by any third party without written authorization from Langan.



Langan's scope of services, described in Section 1.2, was limited to that agreed to with Lackawanna County and no other services beyond those explicitly stated are implied. No exploratory borings, sampling of soil, soil vapor, or groundwater, or laboratory analysis were performed by Langan as part of the scope of services.

This Phase I ESA was not intended to be a definitive investigation of possible environmental impacts at the Site. The purpose of this investigation was limited to determining if there is reason to suspect the possibility of RECs at the Site. It should be understood that even the most comprehensive Phase I ESA may fail to detect environmental liabilities at a particular site. Therefore, Langan cannot "insure" or "certify" that the Site is free of environmental impacts. No expressed or implied representation or warranty is included or intended in this report, except that our services were performed, within the limits prescribed by our client, with the customary thoroughness and competence of our profession.

The conclusions, opinions and recommendations provided in this report are based solely on the following activities:

- Visual observations of the Site.
- Review of relevant available historical information.
- Correspondence and/or discussion with personnel knowledgeable about the Site.

The conclusions, opinions and recommendations are intended exclusively for the purpose stated herein, at site located at 891 Providence Road, Scranton, Pennsylvania.



2.0 SITE DESCRIPTION

2.1 General Site Description

The property is located at 891 Providence Road, Scranton, Pennsylvania. Other addresses, 800 and 885 Providence Road, have been historically associated with the property as various additional businesses and residences were developed over time in the vicinity of the subject site.

The Site was originally developed prior to 1889, which is the oldest historical record that was identified for the Site. Beginning in the 1940s and continuing until the late 1970s, the Site was operated by Superior Fireproof Door and Sash (Superior) who manufactured fireproof doors and included extensive painting operations. The address associated with Superior Fireproof Door was 800 Providence Road.

Subsequent to the Superior operations, the property was operated by Montage Foods until it ceased operations in 1995. Montage Foods used the facility for meat storage, processing, packaging, and shipment. The address associated with Montage Foods was 891 Providence Road. The property was donated to Lackawanna College in 2014 and the Site is currently vacant.

The Site is approximately 5.95 acres in size and consists of a large, single-story cinder block structure measuring approximately 125,000 square feet (sf). Various additions to the building have been constructed over time and the northeastern section of the building has generally been in service the longest. A more recent addition includes the large freezer storage building in the southwestern portion of the building. Different sections of the building were in varying states of disrepair.

Several main interior areas were identified based on former operations, field observations and a facility map provided by the current owner. The main areas of the building are an administrative area, a door manufacturing area, a warehouse area, a cooling system and electrical control area, a loading area, and freezer storage (Figure 2). The building had a flat metal roof that was damaged in multiple areas. No utilities are



currently active on the property; however, a non-operational gas-fired boiler and two non-operational dual-fired (oil and gas) boilers were observed during the site visit.

Site location map is included as Figure 1. The building layout and site features are indicated on Figure 2 and the identified RECs and *de minimis* conditions are indicated on Figure 3.

2.2 Surrounding Land Use

Langan personnel observed the following surrounding general land use

- North adjacent to the Site is an industrial facility, beyond which are residential properties.
- West adjacent to the Site is an industrial facility beyond which are both wooded and grass undeveloped properties and the North Scranton Expressway.
- South adjacent to the Site are athletic fields, including a baseball field and football stadium, beyond which is Scranton High School.
- East adjacent to the Site are mixed commercial and residential properties beyond which is Providence Road.

2.3 Geologic Setting

According to our review of the Pennsylvania Department of Conservation and Natural Resources Physiographic Provinces of Pennsylvania Map (http://www.gis.dcnr.state.pa.us/maps/index.html?geology=true), the Site lies within the Llewellyn Formation which is Pennsylvanian in age and consists of interbedded sandstone, siltstone, shale, conglomerate, and coal. The area is part of the Anthracite Valley Section of the Ridge and Valley Province.

2.4 Topography and Surface Water Drainage

The elevation of the Site is approximately 688 feet above mean sea level (amsl) as determined from the National Geodetic Vertical Datum of 1929. The Site is near-level and generally slopes down towards the south-southeast toward the Lackawanna River which is located approximately 0.25 miles away.



2.5 Utilities

No utility services are currently operational in the building. However, multiple transformers were observed throughout the facility, including an exterior electrical transformer mounted on a concrete pad in the courtyard on the south side of the building. It is not known if the outdoor electrical transformer was active. There was also a non-operational natural gas-fired boiler, and two non-operational dual-fired (natural gas and oil) boilers, on the property at the time of the site visit. Electrical service in the area is provided by PPL Electric Utilities, water service is provided by Pennsylvania American Water, and natural gas service is provided by UGI Penn Natural Gas.

2.6 Environmental Permits

No environmental permits were identified with the subject site.

3.0 HISTORICAL USE

3.1 Historical Aerial Photographs

Historical aerial photographs from 1939, 1959, 1960, 1969, 1976, 1981, 1988, 1992, 1999, 2005, 2008, and 2010 were obtained from Environmental Data Resources (EDR) for review. The photographs were reviewed to identify past land use practices and obvious potential environmental concerns or impacts on the Site and neighboring properties. The historical aerial photographs obtained from EDR are provided as Appendix B. A summary of observations made based on review of each photograph is provided below:

1939 (Scale 1'' = 400')

The subject property and surrounding areas are visible. The Site is undeveloped although the eastern and southern sections of the Site are cleared and the soil appears disturbed. A path runs along the northern property boundary and additional paths enter the Site from the north and east property boundaries. Mounded material is visible to the southwest of the Site. Structures, including a large building, are visible adjacent and northeast of the Site while athletic fields are visible to the south.



1959 (Scale 1'' = 400')

A large structure has been built on the subject property. An expansion has been added to the large building directly to the northeast. The athletic fields to the south have been combined into one large field with stadium seating and a structure is now located west of the athletic field. The hill slope to the west of the Site has expanded to the east and south by approximately 180 feet. The toe of the slope is now approximately 30 feet from the southwestern corner of the subject property. No other changes are visible from the previous aerial.

1960 (Scale 1'' = 400')

The hill slope previously noted west of the property is no longer as prominent. No other changes are visible from the previous aerial.

1969 (Scale 1'' = 400')

A highway is now located west of the subject property. Large trucks and other vehicles are parked along the northern, eastern, and southern exterior walls of the facility. Vehicles are also parked on the subject property along the northern extent of the athletic fields, between the facility and the road to the east. The large building to the south, adjacent to the athletic fields, now has an external staging area west of the building. The area to the northwest appears to have been cleared of vegetation and graded. No other changes are visible from the previous aerial.

1976 (Scale 1'' = 400')

The resolution of the aerial is very poor. No changes are visible from the previous aerial.

1981 (Scale 1'' = 400')

An extension has been added onto the southern side of the facility on the subject property. A large structure has been built to the north of the Site. Additional residential development is visible to the northwest. The parking and staging area associated with the facility to the south has expanded. No other changes are visible from the previous aerial.

1988 (Scale 1'' = 400')

The resolution of the aerial is very poor. No changes are visible from the previous aerial.



1992 (Scale 1'' = 400')

The resolution of the aerial is very poor. No changes are visible from the previous aerial.

1999 (Scale 1" = 400')

An addition has been added on to the southern section of the facility on the subject property. The facility to the north has expanded. The structure and associated parking and staging area are no longer present to the south. No other changes are visible from the previous aerial.

2005 (Scale 1'' = 400')

There are no visible changes on the subject property. The facility to the north has expanded and the large building to the northeast has been replaced by a parking area. A baseball field and tennis courts are now present on the property to the south. No other changes are visible from the previous aerial.

2008 (Scale 1'' = 400')

No changes are visible from the previous aerial.

2010 (Scale 1'' = 400')

No changes are visible from the previous aerial.

The large volume of fill observed to the west of the Site was identified as a source of potential off-site impacts based a review of historical aerial images.

3.2 Historical Topographic Maps

Langan reviewed the historical United States Geologic Survey (USGS) topographic quadrangle maps for Scranton, Pennsylvania from 1889, 1891, 1893, 1943, 1947, 1950, 1969, 1976, 1995, and 2013. These maps were reviewed for the Site and surrounding areas to identify mapped features that would be considered potential RECs. Copies of the topographic maps obtained by EDR are provided in Appendix C. A brief summary of each topographic map is provided below.



1889 (Scale 1" = 600')

The Site is visible approximately 0.25-miles west of the Lackawanna River. A rail spur runs along the northern property boundary and terminates in buildings located to the west. There is no other development visible in the area immediately surrounding the Site. Development is visible approximately 0.25 miles to the northeast. A second rail line lies approximately 0.25 miles to the west. The Site lies on the 700-foot contour line and is near level with a gradual slope to the east. A stream is visible to the north of the property and flows southeast to the Lackawanna River.

1891 (Scale 1" = 600')

No changes were observed from the previous topographic map.

1893 (Scale 1'' = 600')

No changes were observed from the previous topographic map.

1943 (Scale 1'' = 600')

The map has poor resolution and features are not mapped. No changes were observed from the previous topographic map.

1947 (Scale 1'' = 600')

A structure is visible on the subject property and the surrounding area has been developed. Structures previously associated with the rail line along the northern property boundary are no longer mapped. The grade of the Site has changed and the 700-foot contour line is now located west of the subject property. No other changes were observed from the previous topographic map.

1950 (Scale 1'' = 600')

No changes were observed from the previous topographic map.

1969 (Scale 1'' = 600')

The building on the subject property has expanded and the rail spur along the northern boundary is now mapped on the subject property. Additional development is present on the properties to the east and south of the Site and a highway has been constructed



approximately 500 feet west of the Site. Four small structures are visible adjacent and east of the subject property. No other changes were observed from the previous topographic map.

1976 (Scale 1'' = 600')

The four small structures that were located east and adjacent to the subject property are no longer mapped. No other changes were observed from the previous topographic map.

1995 (Scale 1" = 600')

The rail spur is no longer mapped along the site's northern property boundary. A structure has been built to the north adjacent to the subject property. The structures on the property to the south are now labeled as Memorial Stadium. A park is mapped approximately 0.25 miles to the northeast. No other changes were observed from the previous topographic map.

2013 (Scale 1" = 600')

Only transportation infrastructure is visible on this map. It was not possible to assess changes to the subject property or the surrounding area as a result although the road to the east of the subject property is now labeled as Providence Road.

No potential RECs were identified as part of the historical topographic map review.

3.3 Historical Sanborn Maps

Langan reviewed the historical certified Sanborn maps for Scranton, PA from 1920, 1949, 1956, 1965, 1966, and 1979. These maps were reviewed for the Site and vicinity to identify mapped features that would be considered potential RECs. Copies of the Sanborn maps obtained by EDR are provided in Appendix D. A brief summary of each Sanborn map is provided below.

1920 (Scale 1" = 150')

The roadway leading up to the main property is featured but the map does not continue onto the main portion of the Site. A structure labeled as a dressing room is visible on



the eastern portion of the property. To the northeast of the subject property are dwellings and the Miner-Hillard Milling Company. To the southeast of the Site is the Catholic Club Athletic Field. Rail lines are present north of the Site.

1949 (Scale 1'' = 150')

The subject property is occupied by the Metal Building Products Company Incorporated. The facility address is listed as 800 Providence Road on this map. Areas in the building include a boiler room, paint dipping room, paint and storage, manufacturing metal shop, and a freight platform. A rail spur is mapped as entering the subject property along the northern property boundary. The western portion of the property was not available.

The Miner-Hillard Milling Company to the northeast has been replaced by a printing and bookbinding facility that includes a building containing printing operations, a waste paper warehouse, and storage. A large facility is located south of the Site, but a company name is not visible. The Catholic Club Athletic Field has been replaced by the Scranton School District athletic fields. There are no other changes to the Site or to the surrounding area.

1956 (Scale 1'' = 150')

The factory building on the subject property has expanded and is now identified as Superior Fireproof Door and Sash Company Incorporated. A boiler room is located along the northern wall of the building, but no tanks were identified. The western portion of the structure is listed as paint rooms and the rail spur is now shown to run along the property boundary. Part of the western portion of the property was not provided by EDR.

The paper warehouse to the northeast has expanded. There are no other changes to the Site or to the surrounding area.

1965 (Scale 1'' = 150')

The building on the subject property has expanded. The paint shop and store room is now shown in the southern-most room while paint spraying operations are located along the northwestern exterior wall next to the welding room. An 8,000-gallon buried



oil tank is shown adjacent to the two new boiler rooms on the northern exterior wall. Transformers and a flammable liquid storage vault are located along the southern exterior wall. No other changes were observed on the subject property. Part of the western portion of the property was not available.

The printing facility to the northeast has expanded. There are no other changes to the Site or to the surrounding area.

1966 (Scale 1'' = 150')

The rail spurs are now shown to terminate to the north of the subject property. There are no changes from the previous Sanborn Map.

1979 (Scale 1'' = 150')

The rail spurs have returned to their former positioning and are no longer mapped as terminating north of the subject property. There are no other changes from the previous Sanborn Map.

Historical operations were identified as a REC and *de minimis* conditions as part of the Sanborn map review. Historical operations include a metal shop, an 8,000-gallon underground storage tank (UST), three boiler rooms, a welding room, a paint-storage area, a paint-dipping room, a paint-spraying area, a transformer, and a flammable liquid storage vault. A rail spur was observed along the northern property boundary and was identified as a *de minimis* condition.

3.4 Interviews

Langan submitted an ASTM Client Questionnaire to Ms. Brenda Sacco of Lackawanna County regarding the Site. A copy of the responses to the ASTM User Questionnaire for the Site is provided as Appendix E. In addition, Langan conducted an interview with Lackawanna College representative, on December 29, 2016.



3.5 Previous Environmental Reports

Publically available investigation reports and correspondences related to the Site have been reviewed. Identified records for the Site were listed under Superior Fireproof Door and Sash Company at 800 Providence Road, Scranton, PA. A summary of the relevant correspondences, investigations, and findings are summarized below in chronological order. All findings, conclusions, and assertions made in the reports summarized below are the sole responsibility of the respective authors and are provided for information purposes only. Copies of the pertinent reports are included in electronic form as **Appendix E**.

3.5.1 Pennsylvania Bureau of Air Quality Boiler Application and Operating Permit (1974):

The correspondence between the Pennsylvania Department of Environmental Resources (PADER) Bureau of Air Quality and Noise Control and Superior Fireproof Door Company is included. Correspondence includes an application, operating permit, plan approval, and acknowledgement letter for the construction of a boiler. The proposed boiler is listed as a York-Shipley boiler and was dual-fired (No. 4 fuel oil and gas). The operating permit is dated September 26, 1974 and expired on September 23, 1975.

3.5.2 Pennsylvania Bureau of Air Quality Inspection Report (1975):

An inspection, dated December 1, 1975, was conducted by the PADER Bureau of Air Quality and Noise Control. The report lists two oil-fired boilers, seven spray booths, and one paint drying oven at the Site. The two listed boilers are reported as being a York-Shipley boiler installed in 1968 and a Pacific boiler installed in 1959 and run on No. 2 and No. 4 fuel oil. Paint booths were listed as spraying enamel paint with xylol thinner.

3.5.3 Registration of Storage Tanks (1991):

An 8,000-gallon UST was registered with the Pennsylvania Department of Environmental Resources Bureau of Water Quality Management on February 20, 1991. The tank's certification number is 35-18206 and is reported to have been



removed from the Site in December 1990. No further information is provided about the tank removal.

3.5.4 Inspection and Hazardous Waste Inspection Report (1993):

A Hazardous Waste Inspection was conducted on Superior Fireproof Door by the PADEP in February 1993. The report stated that purpose of the report was to conduct a Land Ban, Toxicity Characteristic Leachate Procedure (TCLP) Inspection. However, the report indicated that the company was found to be out of business. No further information, such as sample results, sample location, media sampled and the reasons for the inspection, was provided.

3.5.5 Asbestos Analysis of Bulk Materials (2016):

The potential presence for ACM was evaluated at the Site in February 2016. Samples were collected from the main roof and analyzed for asbestos. Asbestos was identified in the deck panel of the main roof and a diagram depicting the locations of the deck panel is included. No records were found to indicate that asbestos containing materials identified by that analysis were removed.

4.0 RECORDS REVIEW

4.1 Environmental Database Review

EDR was contracted to perform a search of available federal, state, and local databases for the Site and surrounding properties within the ASTM-recommended search distances. This information is reported to Langan by EDR, and to EDR by government sources; therefore, Langan can only report or confirm received information. A copy of the EDR Radius MapTM Report is provided in **Appendix G**.

According to the records identified by EDR, the subject site is listed under two names, Montage Foods and Superior Fireproof Door, which are located at 891 and 800 Providence Road, respectively. The Site was identified in the US Brownfields, RCRA-NonGen/NLR, FINDS, and ECHO databases. According to these records, operations



associated with the site included a paint shop and welding room and the waste code D007 (chromium) was identified. Accordingly, historical operations at the Site have been identified as a possible REC.

The table below lists the standard and supplemental databases with regulated sites and corresponding ASTM search distances:

	ASTM Search	Sites Within Radius
Database	Radius (mile)	
Federal ASTM Stan	dard	
NPL (National Priority List) or Proposed NPL	1	0
Proposed NPL	1	0
NPL Liens	Target Property	0
Delisted NPL	0.5	0
Federal FACILITY	0.5	0
SEMS	0.5	0
SEMS-Archive	0.5	1
CORRACTS	1.0	0
RCRA TSDF (Transport, Storage, and Disposal Facilities)	0.5	0
RCRA Large Quantity Generator	0.25	0
RCRA Small Quantity Generator	0.25	2
RCRA-CESQG	0.25	1
LUCIS	0.5	0
US ENG CONTROLS (Engineering Controls Sites List)	0.5	0
US INST. CONTROL (Sites with Institutional Controls)	0.5	0
ERNS	Target Property	0
PA SHWS (State Hazardous Waste Sites)	1	0
PA HSCA (Hazardous Sites Cleanup Act)	1	0
PA SWF/LF (Solid Waste Facilities/Landfill Sites)	0.5	0
PA LAST	0.5	0
PA LUST (Leaking Underground Storage Tanks)	0.5	5
Indian LUST	0.5	0
PA UNREG LTANKS	0.5	0
FEMA UST	0.25	0
PA UST (Underground Storage Tanks)	0.25	1
PA AST	0.25	0
Indian UST	0.25	0



Database	ASTM Search	Sites Within		
Butubusc	Radius (mile)	Radius		
PA ENG CONTROLS	0.5	0		
PA INST CONTROLS	0.5	0		
PA AUL	0.5	0		
PA VCP	0.5	1		
Indian VCP	0.5	0		
PA Brownfields	0.5	0		
		_		
US Brownfields	0.5	1		
PA HIST LF	0.5	0		
INDIAN ODI	0.5	0		
ODI	0.5	0		
Debris Region 9	0.5	0		
US HIST CDL	Target Property	0		
US CDL	Target Property	0		
PA ARCHIVE UST	0.25	1		
PA ARCHIVE AST	Target Property	0		
LIENS 2	Target Property	0		
PA ACT 2-DEED	0.5	0		
HMIRS	Target Property	0		
PA SPILLS	Target Property	0		
RCRA NonGen / NLR	0.25	1		
FUDS	1	0		
DOD	1	0		
SCRD DRYCLEANERS	0.5	0		
US FIN ASSUR	Target Property	0		
EPA WATCH LIST	Target Property	0		
2020 COR ACTION	0.25	0		
TSCA	Target Property	0		
TRIS	Target Property	0		
SSTS	Target Property	0		
ROD	1	0		
RMP	Target Property	0		
RAATS	Target Property	0		
PRP	Target Property	0		
ICIS	Target Property	0		
FTTS	Target Property	0		
FIIS	Target Property	0		



Databasa	ASTM Search	Sites Within
Database	Radius (mile)	Radius
MLTS	Target Property	0
COAL ASH DOE	Target Property	0
PCB TRANSFORMER	Target Property	0
RADINFO	Target Property	0
HIST FTTS	Target Property	0
DOT OPS	Target Property	0
CONSENT	1	0
INDIAN RESERV	1	0
FUSRAP	1	0
UMTRA	0.5	0
LEAD SMELTERS	Target Property	0
US AIRS	Target Property	0
US MINES	0.25	0
FINDS	Target Property	0
PA AIRS	Target Property	0
PA DRYCLEANERS	0.25	1
PA MANIFEST	0.25	3
NY MANIFEST	0.25	0
NJ MANIFEST	0.25	0
PA MINES	0.25	0
PA NPDES	Target Property	0
PA UIC	Target Property	0
ECHO	Target Property	0
FUELS PROGRAM	0.25	0
EDR MGP	1	2
EDR Hist Auto	0.125	0
EDR Hist Cleaner	0.125	1
PA RGA HWS	Target Property	0
PA RGA LF	Target Property	0
PA RGA LUST	Target Property	0

Langan considered the following factors to determine whether additional review of other environmental records for the facilities presented were warranted:

• Nature of the database, i.e., CERCLIS, NPL, etc.



- Case status (i.e., whether a No Further Action letter has been issued or a case has been closed);
- Type of database and whether the presence of soil or ground water contamination is known;
- Distance of the site from the property; and
- Groundwater flow direction. A determination, to the extent practical, of whether
 the database site is located up-gradient or down-gradient of the Property was
 based on local topography.

Based on the above factors, the following properties were evaluated as potential off-site sources of contamination. The properties are grouped by the database in which they were identified and presented below with a description of the various databases that were included in this search.

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) Database – This database tracks sites that are no longer of interest under the Federal Superfund Program based on available information. Archive status indicates that, to the best of the EPA's knowledge, assessment at a site has been completed and that the EPA has determined that no further steps will be taken to list the site on the National Priorities List (NPL). This does not necessarily mean that there is no hazard associated with a given site; it only means that the location is not judged to be potential NPL site based on the information available. The site will not be considered for the NPL unless future information indicates its archival status was not appropriate or other considerations require a recommendation for listing at a later time. This list was formerly known as the CERCLIS-NFRAP and was renamed by the EPA in 2015. One property was identified for further evaluation based on the aforementioned criteria.

The Cabrini Saint Site, 600 North Saint Frances Cabrini Avenue, is located approximately 0.480 miles to the southwest and in the apparent up-gradient (topographic) direction, as reported by EDR. The site ID is 300697 and the EPA ID is PAD003051042. The alternative name for the site is Ray's Auto Upholstery. It was discovered in December 1986 and assessed and archived in January 1988. No additional information was provided.



RCRA-SQG (Resource Conservation Recovery Act – Small Quantity Generator) – This database provides information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Three properties were identified for further evaluation based on the aforementioned criteria.

Carl's One Hour Cleaners, 898 Providence Road, is located approximately 0.124 miles to the east and in the apparent up-gradient (topographic) direction, as reported by EDR. The EPA ID is PAD014537955. One waste code, F002 (spent halogenated solvents), was associated with the site and no violations were reported. No additional information was provided.

<u>PA LUST</u> – This database provides information on sites that are listed as having leaking underground storage tanks incidents. The data come from the Department of Environmental Resources' List of Confirmed Releases. Several properties were identified for further evaluation based on the aforementioned criteria above.

Diamond K Incorporated, 900 Battle Street, is located approximately 0.12 miles to the northeast and in the apparent up-gradient (topographic) direction, as reported by EDR. The facility ID is 595755 and the Program Other ID is 35-50791. The soil was reported as contaminated with diesel fuel in August 1989. Cleanup is listed as completed as of September 1996. No additional information was provided.

<u>PA UST Database</u> – This database lists sites with registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Recourses' Regulated Underground Storage Tank Listing. One property was identified for further evaluation based on the aforementioned criteria above.

<u>US BROWNFIELDS Database</u> – The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties



for which information is reported back to the EPA, as well as areas served by the Brownfields grant programs. One property was identified for further evaluation based on the aforementioned criteria above.

Montage Foods is listed in this database and refers to the subject site. The facility address is listed as 891 Providence Road for this record and the property number is 14511030002. The facility is a 124,000-sq foot structures on a 5.95 acre property. The facility was used to manufacture fireproof doors and contained a paint shop, welding room, and storage between the 1940's and late 1970's. Most recently it was used as a food processing facility. A Phase I ESA was funded by the US EPA - Brownfields Assessment Cooperative Agreement. No additional information was provided. Additionally, the Phase I referenced by the record was not identified in the file review requests that were submitted by Langan.

<u>PA ARCHIVE UST</u> – This database includes tanks storing highly hazardous substances that were removed from the DEP's Storage Tank Information database because of the Department's policy on sensitive information. The list may also include tanks that are removed or permanently closed. Four properties were identified for further evaluation based on the aforementioned criteria above.

Kane Freight Lines Incorporated is located at Gilligan and South Street and is approximately 0.181 miles to the east-southeast in the apparent up-gradient (topographic) direction, as reported by EDR. The Facility ID is 35-09833. One 12,000-gallon tank (tank ID 127323) is reported as containing diesel and was installed in August 1993. No additional information was provided.

RCRA - NonGen / NLR (Resource Conservation Recovery Act - Non-Generators / No Longer Regulated Database: This database provides selective information on sites that transport, store, treat, or dispose of hazardous waste defined by the Resource Conservation and Recovery Act. RCRA Non-Generators do not presently generate hazardous waste. Listings in this database are not indicative of a violation or release. One property was identified for further evaluation based on the aforementioned criteria.



Superior Fireproof Door is listed in this database and refers to the subject site. The facility address is listed as 800 Providence Road for this record and. The EPA ID is PAD079631263. Waste codes associated with historical generators are D000 (not defined) and D007 (chromium). An on-site compliance inspection was completed in February 1993, no violations were reported. No additional information was provided.

<u>PA DRYCLEANERS Database</u> – This database contains a list of registered dry cleaning facilities. One property was identified for further evaluation based on the aforementioned criteria.

Carl's One Hour Cleaners, 898 Providence Road, is located approximately 0.124 miles to the east and in the apparent up-gradient direction, as reported by EDR. The Site ID is 2830983 and the PF ID is 652728. The EPA classifies the site as containing potentially uncontrolled emissions of less than 100 tons per year. No additional information was provided.

<u>PA MANIFEST Database</u> – This database contains hazardous waste manifest information. Three properties were identified for further evaluation based on the aforementioned criteria.

Farnham and Associates, 885 Providence Road, is the address associated with the subject site as reported by EDR. However, there is no record of this business operating on the subject site. Additionally, the address associated with the subject site has changed over time and 885 Providence Road may not refer to the subject site as it relates to this database record. The Generator EPA ID is PADEP0012989. The 2006 manifest reports sending eight metal drums, barrels, or kegs, containing 440-gallons of waste code D007 (chromium waste), to Pollution Control Industries, Inc. in East Chicago, IN in August 2006. No additional information was provided.

Carl's One Hour Cleaners, 898 Providence Road, is located approximately 0.124 miles to the east and in the apparent up-gradient direction, as reported by EDR. The EPA ID is PAD014537955. One manifest (manifest number 000206958SKS) from 2007 is available for the site. Waste codes F002, D007, D040, and D039 are



reported as being contained in fiberboard or plastic drums, barrels, or kegs and transported to Safety Kleen Systems Incorporated in Ohio. No additional information was provided.

EDR Hist Cleaners (Exclusive Historic Dry Cleaners) Database - This database searches selected national listings of potential dry cleaners, cleaners, laundry, and wash & dry establishments. Due to the concerns these establishments have on the environment, the database falls within a category, "High Risk Historical Records," where historical proprietary data is evaluated. Dry cleaners are generally associated with solvent use as part of their operations. Solvents, which have historically been identified as impacting groundwater, have a greater mobility in groundwater than other constituents. One property was identified for further evaluation based on the aforementioned criteria.

Carl's One Hour Cleaners, 898 Providence Road, is located approximately 0.124 miles to the east and in the apparent up-gradient direction, as reported by EDR. The facility is listed between 1999 and 2010. No additional information was provided.

Based on the number of reported sites which utilize hazardous substances up-gradient and within close proximity (i.e., within 0.25 miles) to the subject site, we have identified that potential impacts to groundwater associated with off-site facilities are a concern. Potential off-site impacts have been identified as a *de minimis* condition.

In addition to the locations mapped sites included in the EDR Radius MapTM report, the Dorothy Street Pumping Station was identified as an orphaned site. Orphan sites are sites that were identified in an environmental database, but could not be mapped due to poor or inadequate address information, and may or not be in proximity to the subject site. The Dorothy Street Pumping Station was listed in the LUST database but does not appear to be in close proximity to the subject site and is not anticipated to have an impact on the subject site.



4.2 Agency File Review

State

Langan reviewed the PADEP eFACTs website for listings associated with the site. This online tool list sites identified as being associated with the following PADEP Programs; Air Quality, Clean Water, Environmental Cleanup & Brownfields, Radiation Protection, Safe Drinking Water, Waste Management, and Water Planning and Conservation. The Site was identified in this online search as Superior Fireproof Door (Site ID 239282). The Site is listed at 800 Providence Road and its status is inactive. The Site is listed in the Environmental Cleanup and Brownfields as well as the Waste Management PADEP programs. No additional information was provided.

Langan also submitted a file review request to the PADEP Northeast Regional Office for 891, 800, and 885 Providence Road. The PADEP provided files associated with 800 Providence Road, which where was further separated into documents for Superior Fireproof Door and Sash Company and the City of Scranton Department of Public Works (DPW). Due to an address change and available figures, files for the DPW were determined not to be on the subject property. Four files were found for Superior: inspection documents from the PA Bureau of Air Quality dated December 1975, an operating permit and permit application for the construction of a boiler dated September 1974, a registration of an 8,000-gallon UST dated February 1991, and a Land Ban TCLP Inspection dated February 1993. Additional information is provided in **Section 3.5**.

County/Municipality

Langan submitted a Right-to-Know Request form to Lackawanna County on December 19, 2016 who responded that no records were identified for the subject site. A second file review request was submitted for the historical address of 800 Providence Road on December 20, 2016 which also resulted in no identified records.

USEPA

Langan also searched public records available on the USEPA Envirofacts website (http://www.epa.gov/enviro/index.html) for available site records. Information was found under the name Montage Foods with the property ID 147522. A profile of the Site was available in the ACRES Database which provides a summary of the



accomplishments reported to the US EPA by a Brownfields grant recipient or Targeted Brownfields Assessment Contractor. The 5.95 acre property address is listed at 891 Providence Road, Scranton, PA 18508. The listing indicated that a Phase I Environmental Assessment was completed by City of Scranton which listed petroleum products to be present on-Site. A follow-up request was submitted to the PADEP for this report, though this report was not identified. According to the profile, no media was identified as affected and environmental cleanup has not occurred on the property. The facility was described as a 124,000-sf structure composed of masonry and steel. From the 1940(s) to the late 1970(s) the facility was used to manufacture fireproof doors and contained a paint shop, welding room, and storage. It was most recently used as a food processing facility. No further information was provided.

5.0 SITE RECONNAISSANCE

Langan personnel performed a reconnaissance of the Site on December 29, 2016. The reconnaissance effort included a visual examination of the Site and observation of the adjacent properties for evidence of potential sources of environmental impacts. Photographs taken as part of the Site reconnaissance are included in Appendix H, site features are indicated on Figure 2.

5.1 Site Observations

At the time of the site visit the site consisted of a large single-story, slab-on-grade cinder block structure measuring approximately 125,000 sf. The structure was built in stages, with pipes, equipment, and walls passing through structures that were no longer in use. Different sections of the building were in varying states of disrepair.

Seven main interior areas were identified based on former operations, field observations and a facility map that was discovered at the Site. The facility map was reportedly created by the Advance Food Company (Advance); however, a search of historical records indicated that the property was previously operated by Montage Foods (Montage), and no other records of Advance were identified. The main areas of the building are an administrative area, a door manufacturing area, a warehouse area, a



cooling system and electrical control area, a loading area, and freezer storage (Figure 2). The building had a flat metal roof that was damaged in multiple areas. While no utilities are currently active in the building, gas-fired heaters of varying ages and fluorescent light ballasts were observed throughout the building.

5.1.1 Former Meat Processing Area

The former meat processing area was located to the west of the main entrance and included the central portion of the building. The area was approximately 24,900 square feet. According to the Advance facility map, the area consisted of a slicing area, deboning area, packing area, rail and barrel area, cooler, and two dump rooms.

The floor in this area was a concrete slab in good condition with no observed cracks or staining. The slicing room had rows of floor drains that were spaced approximately 20 feet apart as well as a trench located in the middle of the room. Trenches were also present in the packing area and the eastern-most dump room. It is not known if these drains are connected to the municipal sewer system. Drop down ceilings with fluorescent light ballasts with little to no damage were present throughout the area.

Three concrete pads were present along the eastern wall of the slicing room. All equipment had been removed from this area of the building.

5.1.2 Former Administrative Area

The former administrative area was adjacent to the north and east walls of the former meat processing area and was approximately 13,000 square feet. It consisted of approximately 30 rooms that include former offices, locker rooms, maintenance rooms, bathrooms, a kitchen, a boiler room, and storage. The offices and locker rooms were located along the eastern exterior wall. Maintenance and storage rooms were located to the north of the former meat processing area.



This area was in a deteriorated condition and the drop-down ceiling had fallen or been removed in many locations. Building features such as lights, wiring, and plumbing had been removed by an unknown party. The metal roof was in poor condition and a small portion of the roof had collapsed shortly before the site visit. Lastly, mold was present on the floor, ceiling, and remaining waste from former activities in many of the rooms.

Some non-operational utilities were still present at the time of the site inspection. The maintenance area included a gas-fired boiler and two water heaters. A boiler room was located at the northwest portion of the former administrative area which included a concrete pad and several steam-type pipes that were in good condition. There was some minor oil staining on the concrete floor. The boiler had been removed prior to the site inspection. Electrical panels and a transformer identified with a label indicating it was dry-type were also located in a small room to the north of the main entrance.

There were multiple pits located in the former administrative area. A sewer-cleanout access was located in the hallway adjacent to the boiler room with non-operational gas-fired boiler. A sump/pipe access was located in the electrical room on the eastern exterior wall. Lastly, multiple pits with metal lids/covers were observed in a room identified by a sign as the sanitation room. The pits in the sanitation room were either filled or rusted shut at the time of inspection and were not further evaluated.

In the western portion of the former administrative area, there were multiple rooms with pipes entering the room from the floor. In rooms where pipes were present, they were located in the floor around the exterior of the room. While most pipes were open, some pipes had been sealed with concrete. It was not clear if these pipes were part of the former steam heating system, of if they were part of another, unidentified system.



5.1.3 Former Door Manufacturing Area

The historical door manufacturing area consists of the northern section of the building and was approximately 21,100 square feet. It consisted of six large warehouse areas, two boiler rooms, and an exterior loading dock. With the exception of the warehouse space in the northeast corner of the building, no equipment associated with Montage Foods was observed in this area. The area did not appear to have been used recently.

Features associated with former paint operations present at the time of the site visit. An approximately 30 feet by 10 feet pit covered with several metal plates, reportedly a former paint dipping tank, was observed. However, the condition of the pit could not be evaluated as the metal plates were too large to remove and were in a deteriorated condition. Above the dipping tank was a ceiling-mounted conveyor track which is believed to have been used to dip doors into the tank. The conveyor track continued through the northern wall of the room where fluid was observed to be leaking from a rotary device and pooling on the metal grating at the top of a staircase. The conveyor continued throughout much of the former door manufacturing area before exiting the building onto the exterior loading dock at the northwest corner of the building.

Two rooms with large oil and gas dual-fired boilers were located along the northern exterior wall of the building. The northern-most room (boiler room 1) contained a Pacific Boiler. The oil-line connection was corroded where it attached to the boiler and the concrete slab was stained beneath this corrosion. The oil line entered the subsurface via a pit at the northeast corner of the room and the soils in the pit were observed to be stained. Boiler room 2 contained a York-Shipley boiler. The controls to change between the oil and the gas systems were located on Boiler 2 and a fuel gauge was located on the wall of the boiler room. The gauge showed the boilers were connected to an 8000-gallon tank. The gauge read approximately 600 gallons at the time of the site visit but no other evidence of a tank was observed on site during the site visit. The oil-lines ran beneath part of the floor to a pit at the southwestern corner of the room. This pit could not be opened during the site visit and subsurface conditions could



not be observed. Neither of the boilers was in use at the time of the site inspection.

Numerous debris piles, mostly consisting of broken concrete, covered approximately 2,800 square feet of the former door manufacturing area. Piles were up to 10 feet high and included concrete cores; however, the broken concrete contained no rebar. The previously described ceiling-mounted conveyor track continued through this area above concrete piles. A smaller debris pile was observed at the northeastern corner of the facility adjacent to cement debris. This pile appeared to contain coal although this could not be confirmed due to lighting conditions. The origin the concrete and other debris is unknown.

Two additional loading areas were observed in the northern area of the building. One former loading area was in the warehouse located at the northeast corner of the building. According to the facility map, this area was most recently used for storage. The second loading area was an exterior loading dock in the northwest corner of the facility. Adjacent to this dock were two former garage doors, which were located below the grade of the building's floor. At the time of the site visit the doors had been walled off with cinder blocks, resulting in a pit with no drains.

A banding machine, cardboard bin containing metal debris, and two 55-gallon drums containing No. 3 frick oil, which is a common compressor oil used in ammonia refrigeration systems were also observed in the northwest corner of the former door manufacturing area. No staining was observed around the drum storage area.

5.1.4 Former Warehouse Area

The former warehouse area is located in the western portion of the building and was approximately 47,900 square feet. According to the facility map that was reviewed, the area previously consisted of a shop, parts room, dry cooler, and a dry warehouse. At the time of the site visit this area was mostly empty with



only some building materials, small volumes (less than 5 gallons) of chemicals, and dry-type transformers and electrical boxes. A concrete covered/concrete filled structure was observed in the floor along the eastern side of the warehouse. A loading bay was located at the southwest corner of the building. The floor was stained in the southeastern corner of the warehouse adjacent to the electrical room and a small pool of oil was observed in the southwest corner of the warehouse. The pool was located directly beneath a pipe but the source of the oil was not apparent.

5.1.5 Ammonia Cooling System and Electrical Control Area

An ammonia cooling system was located in the cooling system and control area in the southern area of the building. This area was approximately 2,100 square feet. At the time of the site visit only three approximately 500-gallon aboveground storage tanks (ASTs) remained from the original ammonia cooling system. The contents of the tanks are unknown. Additionally, a plastic tote (approximately 150 gallons) with unknown contents was also observed in this area. Debris from removed equipment was located under and around the tanks. The Lackawanna College representative also indicated that four additional upright ASTs had recently been removed from concrete pads in this area by an unauthorized and unknown party. Two metal 55-gallon drums containing No. 3 frick compressor oil and three plastic drums containing unidentified chemical(s) were also present. Electrical control boxes and a transformer for the cooling system were also located in this area.

5.1.6 Loading Dock Area

A loading dock was located at the southern corner of the building and was approximately 9,800 square feet. Two lifts were located in the loading bays. It is unknown if these lifts were electric or hydraulic. The concrete slab in the southeast corner of the loading area was stained. No other features were present.

5.1.7 Freezer Storage Area

The freezer storage area was a stand-alone structure located southwest of the

main building and connected by a hallway. The freezer was connected to the former ammonia coolant system. Storage racks and circulation fans were present in the structure at the time of the site visit. The freezer appears to be the most recent addition to the facility and was in generally good condition.

5.1.8 Property Exterior Observations

The external area of the property consisted of paved parking areas and an open, vegetated area in the southwest corner of the property. There was an asphalt parking area east of the building and a cracked and overgrown asphalt lot to the south and southwest. The area northeast of the building is paved with gravel.

Pipes were present along the exterior walls all around the facility and natural gas entered the building on the northern exterior wall. No pipes associated with USTs were observed; however, plowed snow along the northern and eastern sides of the building prevented an assessment of any exterior features in these areas.

A courtyard was observed between the main building and the freezer storage structure. The courtyard was paved and contained a small, vegetated pit. An electrical transformer was observed at the northwest corner of the courtyard. The transformer was in good condition with only minor rusting. It was not clear if the transformer was still in service.

Roof downspouts discharged directly onto the ground around the perimeter of the building. No storm drains were observed on the subject property; however, one storm drain was observed on the adjacent property to the northwest.

5.2 Summary of Observations

5.2.1 Hazardous Substances and Petroleum Products

Several containers of potentially hazardous substances or petroleum products were observed throughout the building. Two 55-gallon drums of No. 3 frick oil were found in western part of the former door manufacturing area. Two more drums containing No. 3 frick compressor oil, three plastic drums containing



unidentified chemical(s), and a plastic tote (approximately 150 gallons) were observed in the ammonia cooling system and electrical control area.

5.2.2 Storage Tanks

No storage tanks were observed during the site reconnaissance visit. However, a fuel gauge reading 8000 gallons was observed in boiler room 2. The gauge read approximately 600 gallons at the time of the site visit indicating that a tank might be present on the property. No other signs of the tank were observed.

Additional tanks were observed in the former cooling system and control area. Three ASTs (approximately 500 gallons) with unknown contents remained from the original ammonia cooling system.

5.2.3 Odors

No odors were observed during the site visit.

5.2.4 Pools of Liquid

Several pools of liquid were observed throughout the facility. Most pools appeared to be water associated with leaks in the roof.

Two small pools of oil were observed. One pool was located in the former door manufacturing area. The fluid was leaking from a rotary device associated with the historical drip track and was pooling on the metal grating at the top of the stairs. The second pool of oil was located at the southwestern corner of the building in the warehouse area. The source of the oil was not apparent.

5.2.5 Drums and Temporary Storage Containers

Multiple 55-gallon drums were observed throughout the facility. Two 55-gallon drums of No. 3 frick oil were found in the northwest portion of the warehouse area. Two small (approximately 3 gallons) metal pails containing No. 3 frick oil were observed in the former cooling system and electrical control area. Several drums that were either empty or contained trash were also observed. The drums appeared to be in fair condition and there was no staining on the floor in



the vicinity of the drums to indicate any leaks or spills. Additionally, a plastic tote (approximately 150 gallons) with unknown contents was also observed in in the ammonia cooling system area.

5.2.6 Polychlorinated Biphenyl (PCBs)

Light fixtures, appearing to contain fluorescent light ballast (FLB) were observed throughout the building. FLB's manufactured prior to 1979 have the potential to contain PCBs.

An electrical transformer was observed in the courtyard to the south of the building. At the time of the site visit the transformer was in good condition with only minor rusting and no evidence of leaks or releases was observed. The presence of PCBs or other dielectric fluid in the transformer could not be determined.

5.2.7 Heating/Cooling Systems

No heating or cooling systems were active in the building at the time of the site visit. A non-operational gas boiler system was located in the former administrative area. Ceiling mounted gas-fired heaters of variable ages were located throughout the building.

A majority of the space that was recently used as part of meat-packing and food storage operations was connected to a large, ammonia cooling system which was based in the western portion of the building. The ammonia cooling system is no longer operational and has been partially dismantled. A temporary nitrogen-based cooling system was reportedly used in similar capacity at the Site prior to installation of the ammonia system. A large, liquid nitrogen tank was visible on historical aerials, but had been removed prior to the site reconnaissance visit. No further details of either the liquid nitrogen or ammonia systems were available. No other cooling systems were observed during the site visit.



5.2.8 Stains or Corrosion

Staining was present on the concrete floor slab of the former door manufacturing area, warehouse area, and former loading area. The staining observed in the former door manufacturing area was below a corroded oil line on Boiler 1. Additional staining was observed in the northeast corner of boiler room 1 where the oil pipes entered the subsurface. The sources of the staining in the warehouse area and former loading area were not apparent.

5.2.9 Floor Drains, Sumps and Pits

Floor drains, pits, and trenches were present throughout the facility. Floor drains were located in rows, approximately every 20 feet, in several of the rooms in the former meat processing area as well as in the bathrooms.

Pits were present in the northern half of the facility and included a sewer cleanout access in the hallway near the mechanical room, a sump/pipe access in the electrical room on the eastern exterior wall, multiple pits with metal hatches in the sanitation room, a large pit believed to be a former dipping tank used by Superior Fireproof Door, and two pits located in the large boiler rooms along the northern wall. Oil lines entered the subsurface through the two pipes observed in the boiler rooms.

Three trenches were observed in the central portion of the building. Two trenches were located in the packing and slicing areas in the main warehouse. A former trench or pit that has since been filled with concrete was located in the eastern portion of the warehouse area. An additional trench with pipe drain was present in a room identified as the "dump room".

5.2.10 Surface Lagoons and Impoundments

No surface lagoons or impoundments were observed during the site reconnaissance.

5.2.11 Stressed Vegetation

No stressed vegetation was observed during the site visit.



5.2.12 Solid Waste

No dumpsters were observed. Small quantities of solid waste were observed in 55-gallon drums and trash bins throughout the building.

5.2.13 Waste water

No areas of waste water processing were observed during the Site reconnaissance.

5.2.14 Wells

No wells were observed during the site visit.

5.2.15 Septic Systems

No septic systems were observed during the reconnaissance. The Site was historically connected to the municipal sewer system and did not historically contain a septic system.

5.3 Non-ASTM Considerations

5.3.1 Asbestos

Based on the age of the building and the informal observations performed during the site visit it is likely that asbestos containing materials (ACM) are present and a previous analysis by EMSL Analytical, Inc. in 2016 identified asbestos in the main roof – deck panel. No records were found to indicate that asbestos containing materials identified by that analysis were removed. An inspection by a qualified asbestos inspector would be required for professional determination.

5.3.2 Lead Based Paint

Based on the age of the building and the informal observations performed during the site visit, it is likely that lead-based paint (LBP) is present. Various surfaces, including walls and ceilings, were observed to be painted. However, an inspection by a qualified lead based paint inspector would be required for professional determination.



5.3.3 Mold

Mold was observed on walls, floors, and various building materials throughout the building. An inspection by a qualified mold inspector would be required for to evaluate the type and extent of mold in the building.

5.3.4 Controlled Substances

Based on an evaluation of conditions encountered at the Site during the site reconnaissance visit conducted on December 29, 2016, no conditions indicative of releases or threatened releases of controlled substances, as defined in 21 United States Code (U.S.C.) §802, were observed.

6.0 FINDINGS AND OPINIONS

The following section provides a summary of environmental conditions identified at the Site and a brief summary of each. Based on the results of this Phase I ESA, the following RECs have been identified:

REC 1 – Historical Painting Operations

Historical painting operations associated with Superior Fire and Door were identified and features associated with these operations include a paint dipping tank, painting rooms, and paint spray booths. According to Sanborn fire insurance maps, the painting operations occurred in the western portion of the building although the exact rooms and locations varied over time. The PADER Bureau of Air Quality and Noise Control inspected the property and identified seven spray booths and one paint drying oven. The inspection report, dated December 1975, indicated that spray booths used enamel paint and xylol thinner and paint spraying operations were mapped along the northwestern exterior wall on the 1965 through 1979 Sanborn maps. In addition, the waste code D007 (chromium) was associated with Superior Fireproof Door in the RCRA-NonDen/NLR database. Chromium compounds have historically been used in metallurgy for plating and chrome alloy production as well as in making pigments and paints.



A large (approximately 30 feet by 10 feet) covered pit reported to be the paint dipping tank was observed during site reconnaissance. The condition of the pit could not be evaluated due to metal grating covering the opening. A ceiling-mounted track believed to be used to dunk doors into the tank was observed above the tank. Due to the unknown nature of painting operations, including the use of potentially hazardous chemicals and disposal methods, historical painting operations have been identified as REC 1.

REC 2 – Historical Drip Track

At the time of the site visit, a ceiling mounted conveyer track, which began at the historical dipping tank and terminated at the exterior loading dock at the northwest corner of the building, was observed throughout the former door manufacturing area. The track is believed to have been a drip track used by Superior Fire and Door for drying products after painting operations. Although the track itself does not represent a potential REC, the floor beneath the track where paint products and potentially hazardous chemicals may have fallen from the drying products and accumulated on the floor does represent a potential environmental concern. The condition of the concrete slab beneath the track could not be observed because of piles of broken concrete and other debris had been placed on the floor directly beneath a majority of the drip track line. Moreover, the floor in this area could not be evaluated for the potential presence of impacts such as staining because of the debris piles that were staged here. Due to the unknown composition of paint products and the possible presence of cracks, drains, or other pathways to the subsurface, the historical drip track has been designated as REC 2.

REC 3 - Historical UST and Associated Piping

An 8000-gallon fuel oil UST is shown on the 1976 Sanborn fire insurance map adjacent to the two mapped boiler rooms. The exact date of tank installation is unknown. This tank was reportedly removed from the property in December 1990 based on storage tank registration document, dated February 20, 1991. However, no further details about the tank, removal activities or the evaluation of potential subsurface impacts related to the UST were identified. Additionally, the location of the UST is not known. Moreover, an oil gauge connected to one of the remaining boilers was observed during the site



visit, indicating that the UST might still be present and might still contain approximately 600 gallons of fuel oil.

An investigation of identified boiler rooms identified two dual-fired (oil and natural gas) boilers and associated oil pipes which entered the subsurface via two pits located adjacent to each boiler. The soil in the pit associated with Boiler 1 was stained at the time of site reconnaissance and petroleum odors were noted in this area. Due to the unknown status of the tank and possible soil impacts related to the UST and associated piping, the historical UST and associated piping have been designated as REC 3.

REC 4 – Ammonia Cooling System Area

An ammonia coolant system was located in the former cooling system and control area. At the time of the site visit, the cooling system room contained three approximately 500-gallon aboveground storage tanks (ASTs), which included an ammonia tank and two tanks with unknown contents. A plastic tote (approximately 150 gallons) with unknown contents was also present in this area. The presence of liquids in the ASTs could not be evaluated and it is now known if the ASTs contain anything. The Lackawanna College representative also indicated that four additional upright tanks had recently been illegally removed from the cooling system room by an unknown party. Two metal 55-gallon drums containing No. 3 frick oil and three plastic drums containing unidentified chemical were also present.

Due to the presence of several ASTs, totes and drums with either unknown chemicals, potentially hazardous substances or petroleum products in this area, the former cooling system area has been designated as REC 4.

Based on the results of this Phase I ESA, the following *De Minimis* Conditions were identified at the site:

A drainage network consisting of floor drains, pits, and trenches were present throughout the former meat processing area. Floor drains were located in rows, approximately every 20 feet, in the slicing room as well as in the office areas, bathrooms, and packing area. Pits were present in the northern half of the facility and



included a sewer clean-out access in the hallway near the mechanical room, a sump/pipe access in the electrical room on the eastern exterior wall, and multiple pits with metal hatches in the sanitation room.

Three trenches were observed in the central portion of the building. Two trenches were located in the packing and slicing areas in the main warehouse. A former trench or pit that has since been filled with concrete was also present in this area. An additional trench with pipe drain was present in a room labeled dump room, south of the slicing room.

It is not known if the drainage network is connected to a municipal stormwater or sanitary line or if they discharge directly into the subsurface. Due to the possibility of hazardous substances and petroleum products being introduced into this drainage network from historical operations, and because the discharge point(s) of this network is not known, the drainage network has been designated a *de minimis* condition.

An exterior electrical transformer was observed in the courtyard between the main building and the former freezer. At the time of the site visit the transformer was in fair condition with only minor rusting and no leaks were apparent, accordingly, the external electrical transformer has been identified as a *de minimis* condition.

Numerous debris piles, mostly consisting of broken concrete and concrete cores, covered approximately 2,800 square feet of the former door manufacturing area and reached approximately 10 feet in height. The size of the area was estimated based on field observations. A smaller debris pile was observed at the northeastern corner of the facility adjacent to cement debris. This pile appeared to contain coal although this could not be confirmed due to lighting conditions. The origin and exact contents of the concrete and other debris that were dumped in this area are unknown, as such; the concrete and debris piles in this area of the building have been identified as a *de minimis* condition.

Oil staining was present on the concrete floor slab of the former door manufacturing area, warehouse area, and former loading area. In addition, two small pools of oil were



observed. One pool was located in the former door manufacturing area. The fluid was leaking from a rotary device associated with the historical drip track and pooling on the metal grating at the top of the stairs. The second pool of oil was located at the southwestern corner of the building in the warehouse. The source of the second pool was not apparent. No floor drains were observed adjacent to either the stained flooring or observed pools, as such; the oil-stained flooring and small pools of oil have been identified as a *de minimis* condition.

Multiple 55-gallon drums were observed throughout the facility. Four 55-gallon drums that were labeled as No. 3 frick oil were found along the western wall of the warehouse area and in the former cooling system and electrical control area. Several drums that were either empty or contained trash were also observed. The drums appeared to be in fair condition and there was no staining to the concrete slab beneath drums to indicate any leaks or spills, as such; drum storage areas have been identified as a *de minimis* condition.

Several potential off-site impacts were identified by the review of the EDR database reports, historical topographic maps, and historical aerial photographs. A rail spur was historically located along the northern property boundary. The spur was identified when reviewing historical topographic and Sanborn fire insurance maps but was not present at the time of the site inspection. It ran adjacent to the northern external loading dock although it is unknown if it serviced the subject property. The nature of transported material is unknown.

Additionally, a review of aerial photographs showed an expansion of the hill west of the subject site between the 1939 and 1959 aerial images. This expansion was related to the construction of U.S. Route 11. The expansion involved the emplacement of significant amounts of fill materials in close proximity to the Site. However, the source and nature of the fill materials used to expand the hill are not known.

Langan also identified several off-site properties listed in the EDR historical database search that could potentially impact the Site. Identified properties include dry cleaners and auto repair facilities and the constituents associated with nearby operations include



petroleum products and chlorinated solvents. As such, the potential exists for groundwater impacts at the subject site. Due to the unknown history and relationship of off-site activities to the subject property, potential off-site impacts have been identified as a *de minimis* condition.

Additional Environmental Considerations

Light fixtures, appearing to contain FLB were observed throughout the building. FLB's manufactured prior to 1979 have the potential to contain PCBs.

Based on the age of the structure, ACM and LBP may be present; however, Langan could not verify the presence or absence of either lead-based paint or asbestos.

7.0 DATA GAPS

The inability to review a Phase I ESA that was identified during a review of records identified for the Site from the USEPA Envirofacts database and the lack of supporting information from an incomplete hazardous waste inspection have been identified as a data gap. The listing indicated that a Phase I ESA was completed by City of Scranton which listed petroleum products to be present on-Site. However, a copy of the Phase I ESA was not available to review and a follow-up file review request to the PADEP Northeast Regional Office did not identify this report.

The PADEP attempted to conduct a hazardous waste inspection of the facility in 1993, but was unable to complete the inspection because, as indicated in the report, the facility was out of business. However, the reason for the inspection and any information regarding the hazardous waste that was potentially stored at the facility was not available.

Because identified records material to completing the objectives of this Phase I ESA, as indicated in previous sections of this report, could neither be located nor reviewed despite good-faith efforts to locate this information. Accordingly the inability to locate and review this information has been identified as a data gap.



8.0 CONCLUSIONS

Langan has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Based on the results of this Phase I ESA, the following RECs were identified at the site:

REC 1 – Historical Painting Operations

REC 2 – Historical Drip Track

REC 3 – Historical UST and Associated Piping

REC 4 - Ammonia Cooling System Area

No CRECS or HRECS were identified associated with the target site.

Based on the results of this Phase I ESA, the following *De Minimis* Conditions were identified at the site:

Drainage Network

Exterior Electrical Transformer

Concrete and Debris Piles

Oil-Stained Flooring

Drum Storage

Potential Off-Site Impacts

Additional Environmental Considerations

Based on the potential presence of other hazardous substances not specifically evaluated during the Phase I ESA as described above, a hazardous materials survey would be required to evaluate the Site for ACM, LBP and PCBs in FLB.



9.0 DEVIATIONS

This Phase I ESA has been performed in general conformance with ASTM Practice E 1527-13, USEPA AAI and accepted industry standards. Any deviations from these standards are noted in Section 1.3.

10.0 ADDITIONAL SERVICES

The scope of services performed for this study did not include non-ASTM required Phase I ESA items such as radon, lead in drinking water, wetlands delineation, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, and high voltage power lines.

11.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

We, nonresponsive based on revised scope professional knowledge and belief, that we meet the definition of "Environmental Professional" as defined by ASTM Standard Practice E1527-13, and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Professional qualifications are presented in Appendix A. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in ASTM Standard Practice E1527-13.

\\langan.com\\data\DYL\\data9\200075901\Office Data\Reports\Environmental\Phase I\Kaplan - 891 Providence Rd\Final Report\Phase 1 - Kaplan - FINAL.docx



TABLES

TABLE 1 LIST OF CONTACTS

USEPA

www.epa.gov/enviro

USEPA Region 3 RCRA website

http://www.epa.gov/reg3wcmd/

PADEP eFACTS website

http://www.ahs.dep.pa.gov/eFACTSWeb/criteria_site.aspx

PADEP REGIONAL OFFICE

PADEP Northeast Regional Office (570) 826-2511

LACKAWANNA COUNTY OFFICES

Pennsylvania Department of Health Lackawanna

County Health Center (570) 963-4567

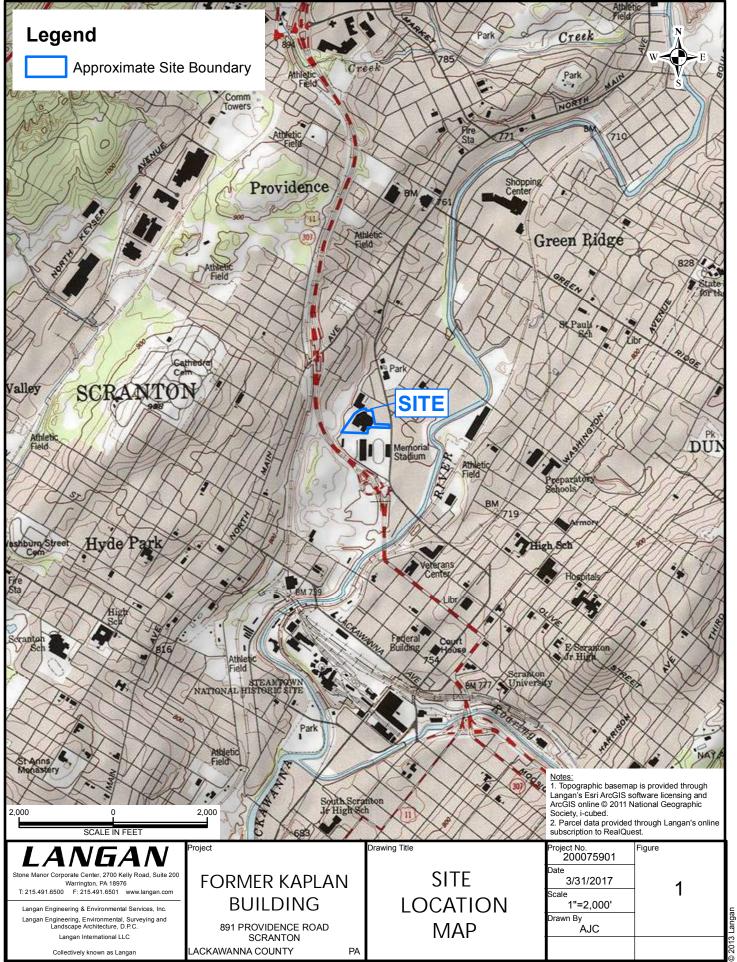
City of Scranton

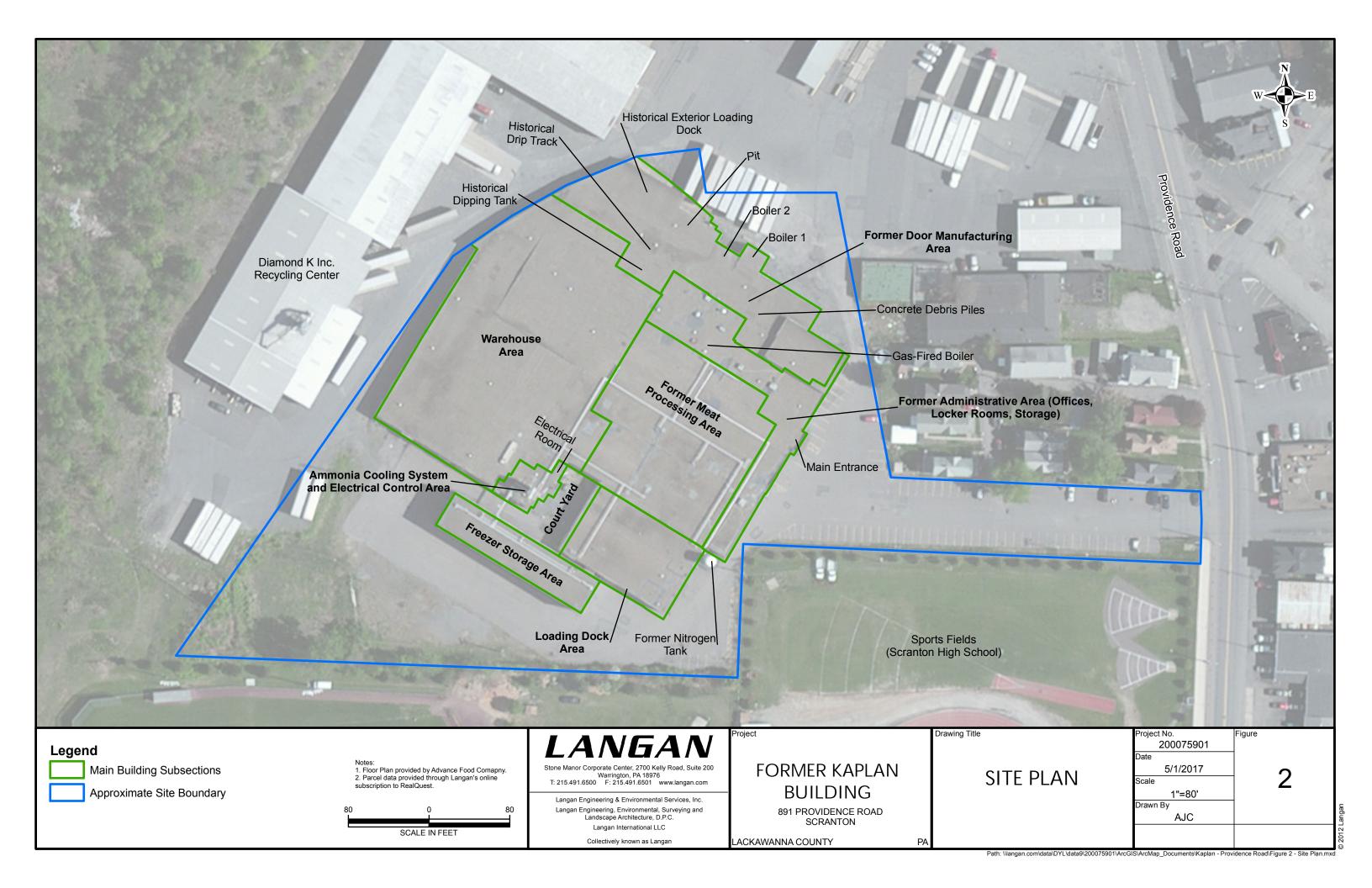
General Information (570) 348-4100

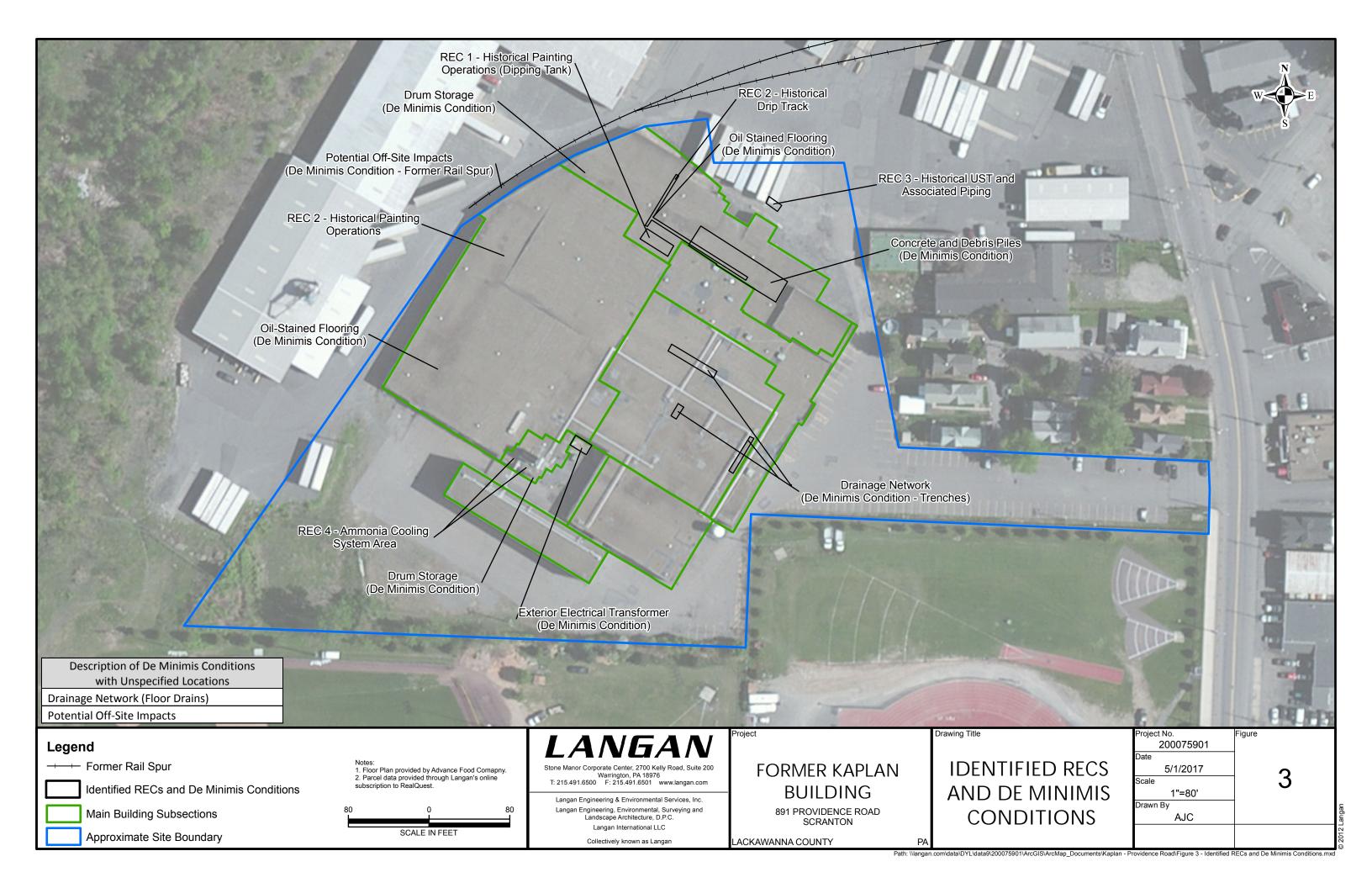
PRIVATE

Environmental Data Resources (800) 352-0050

FIGURES







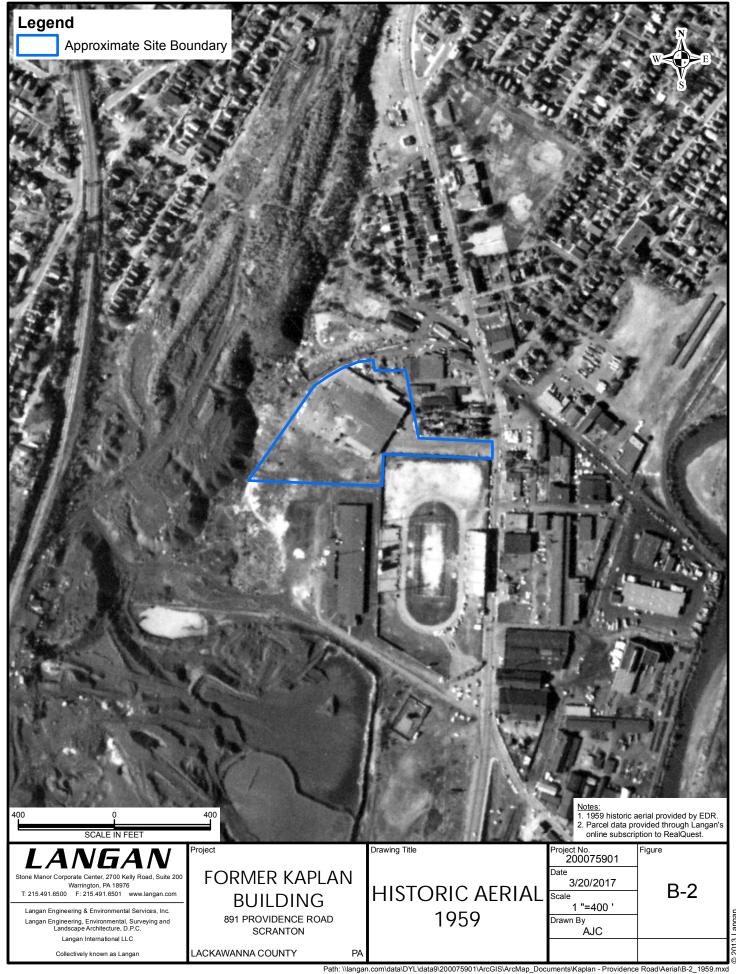
APPENDIX A

ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

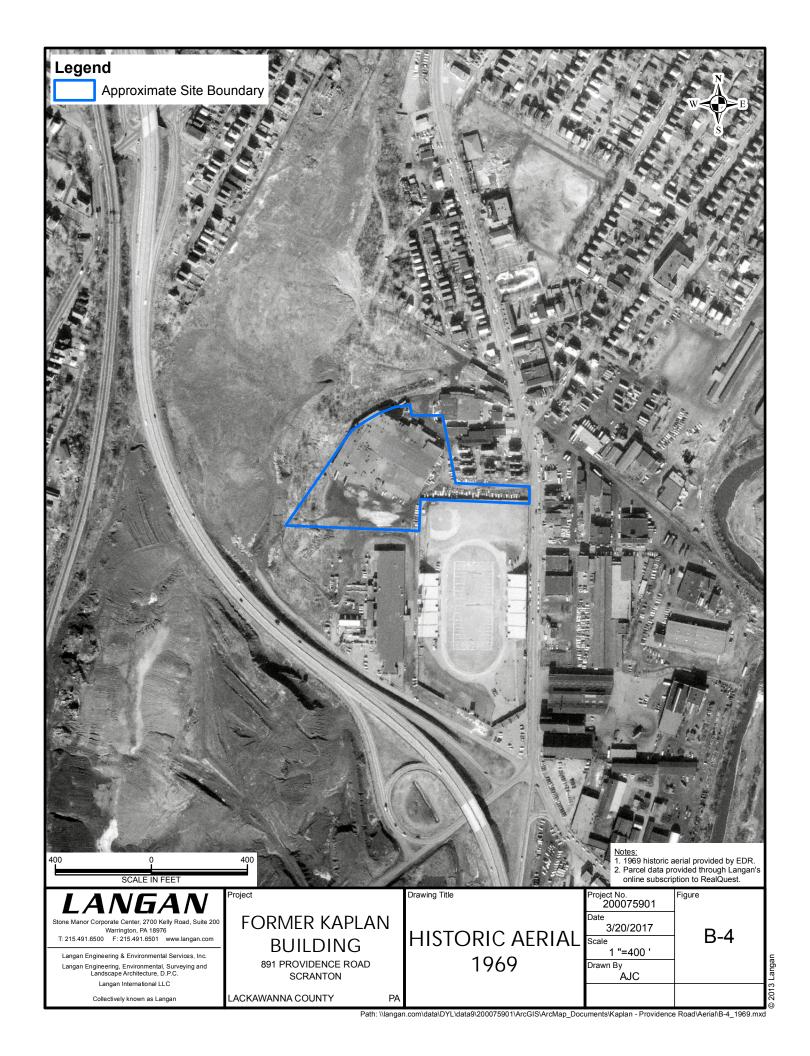
APPENDIX B

HISTORICAL AERIAL PHOTOGRAPHS





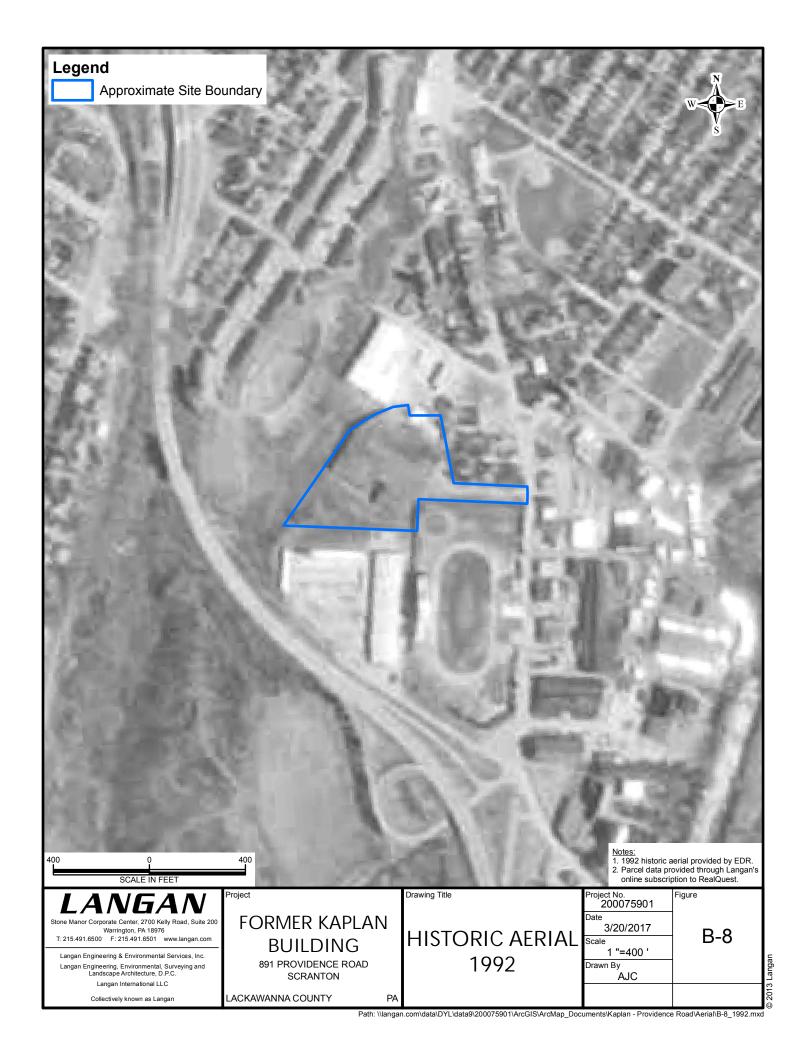


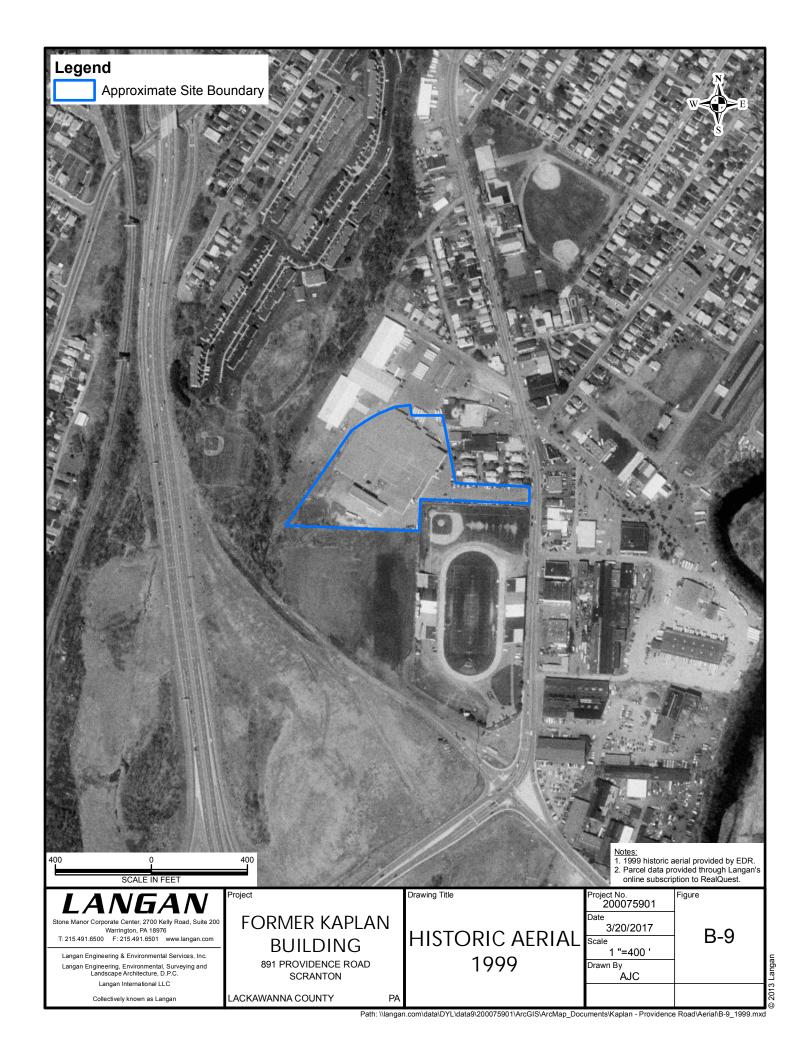


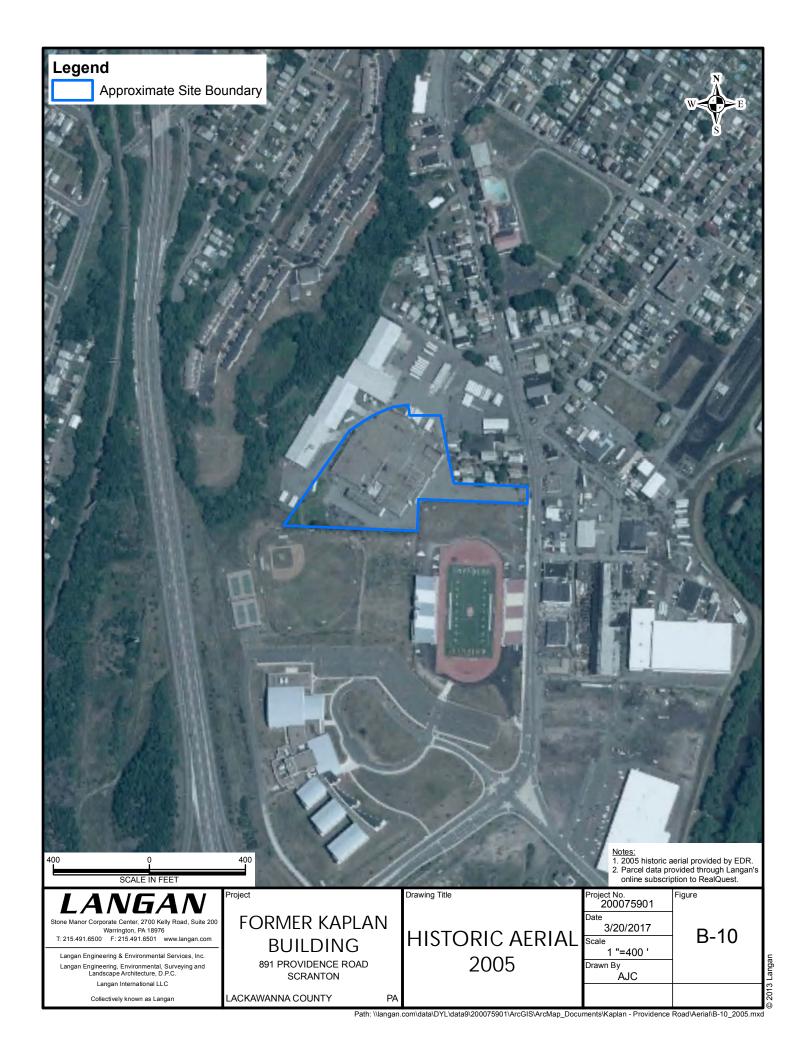


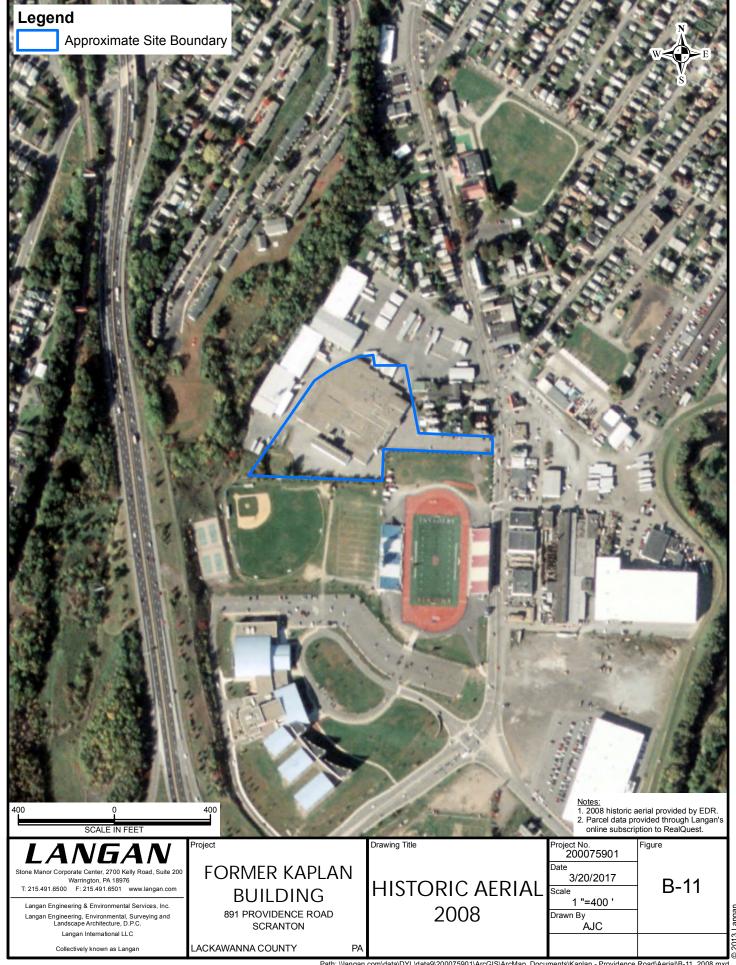


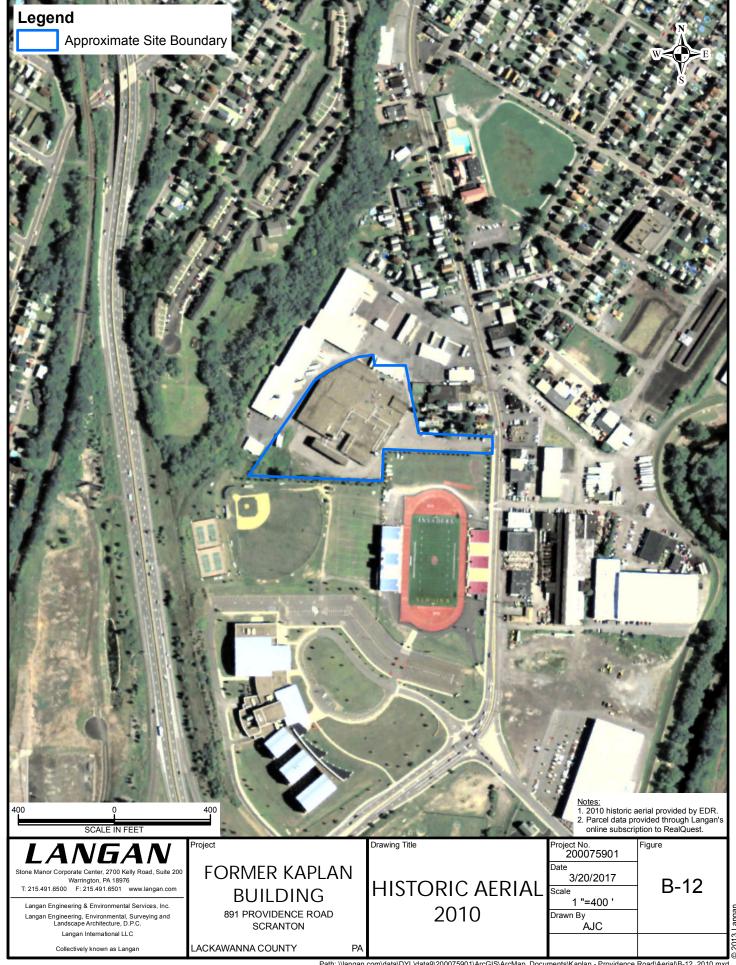






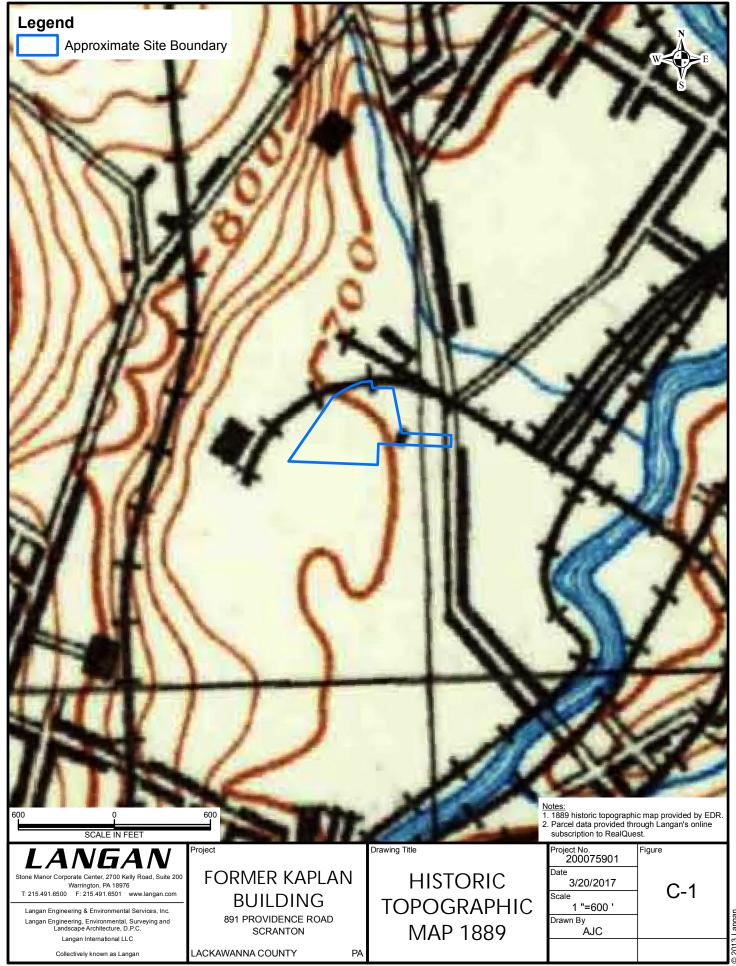


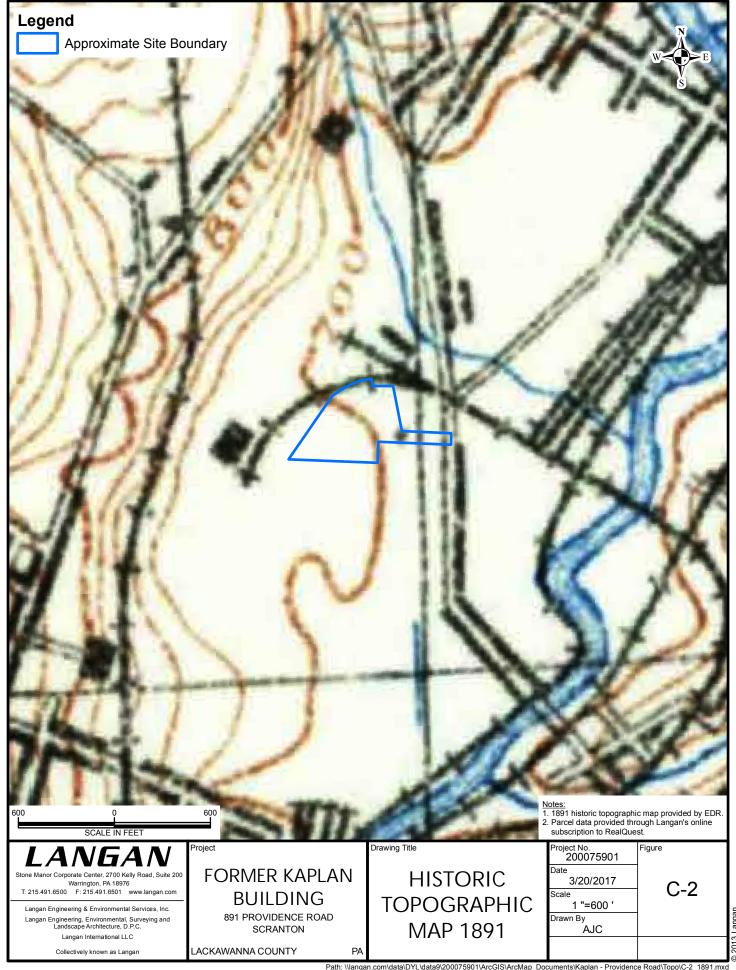


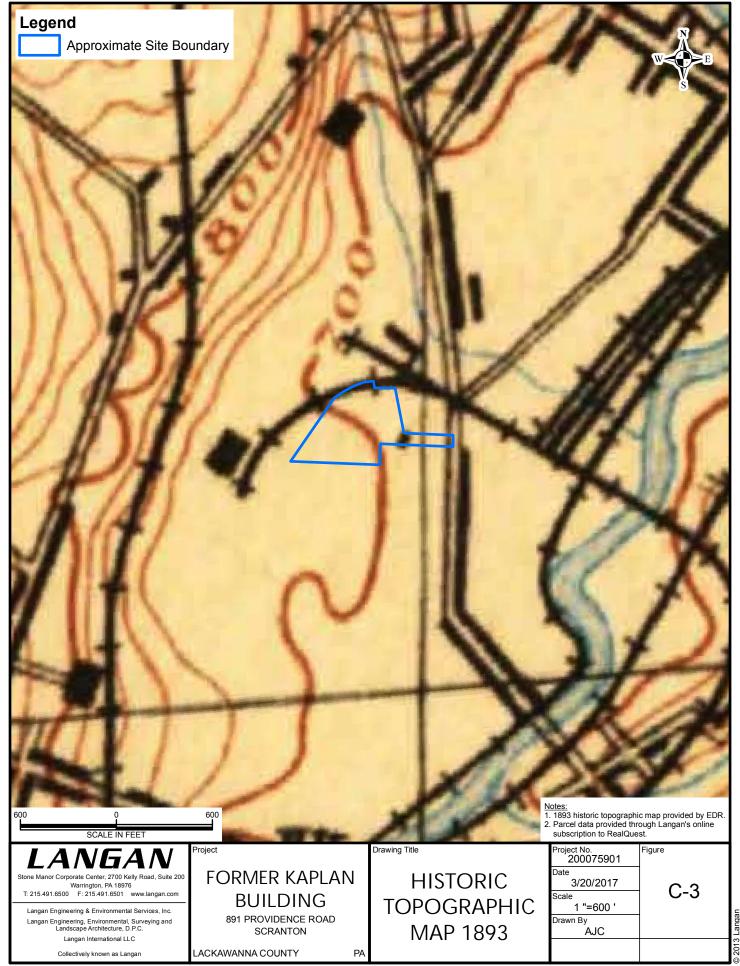


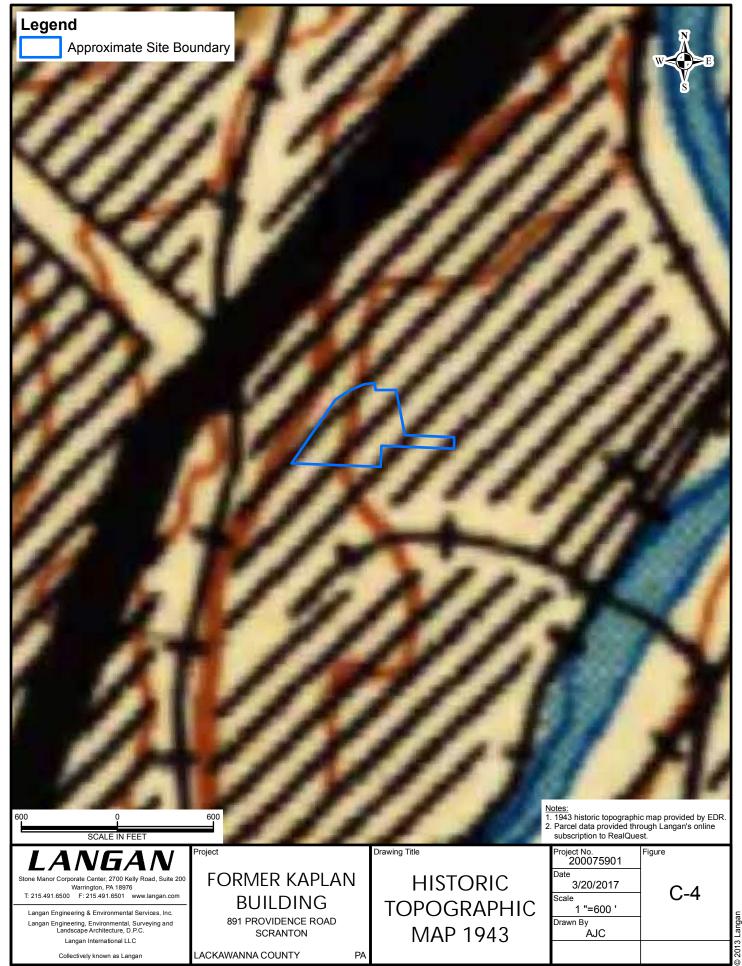
APPENDIX C

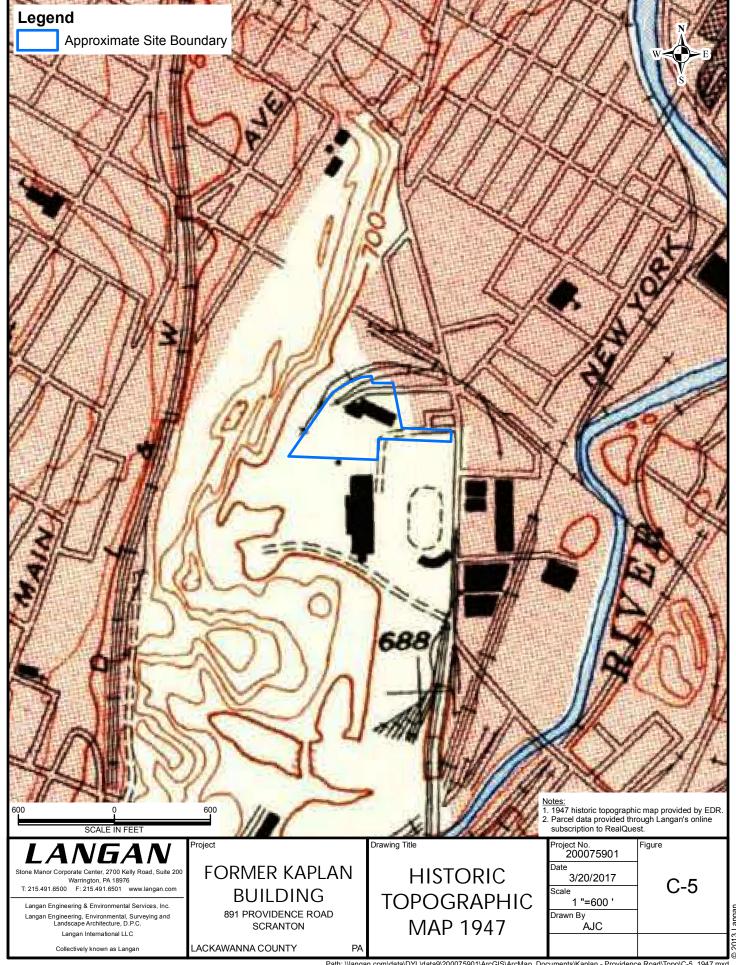
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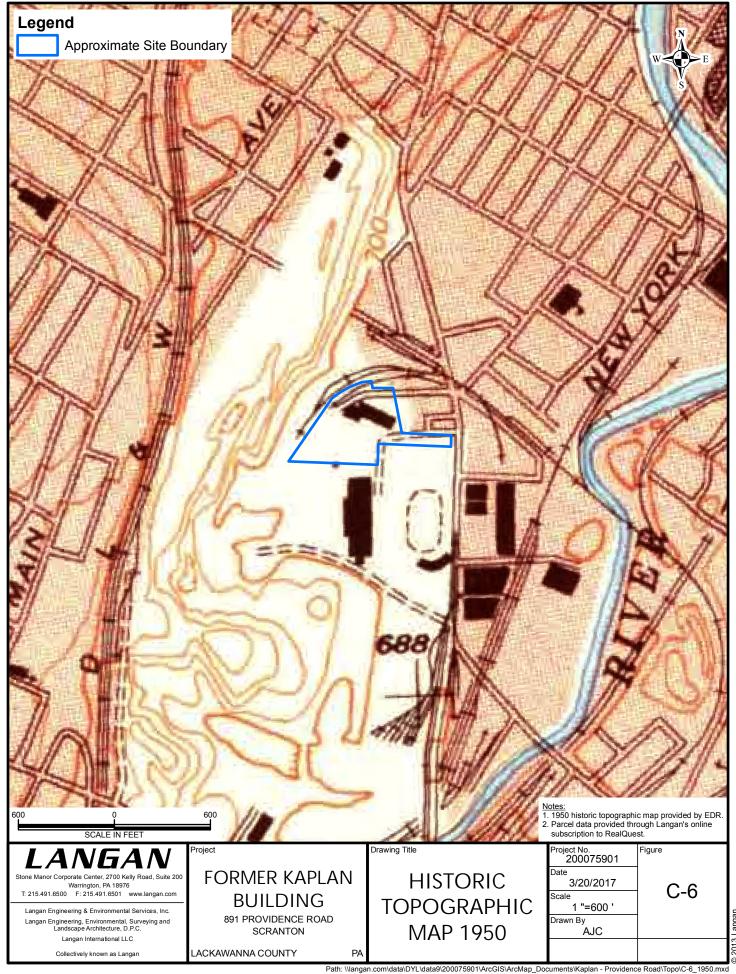


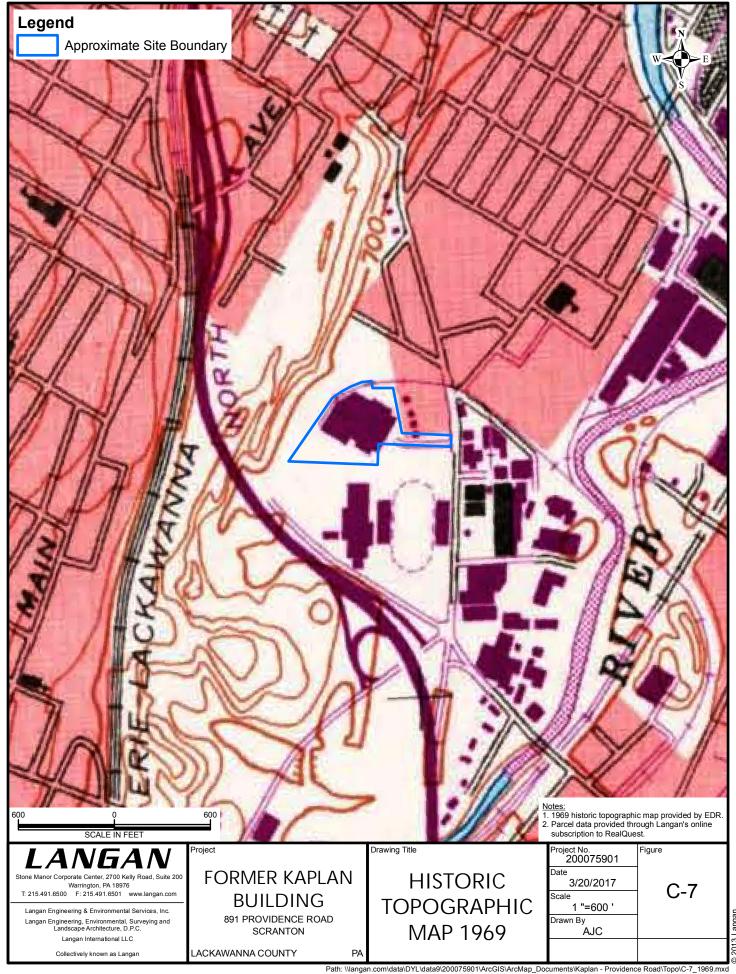


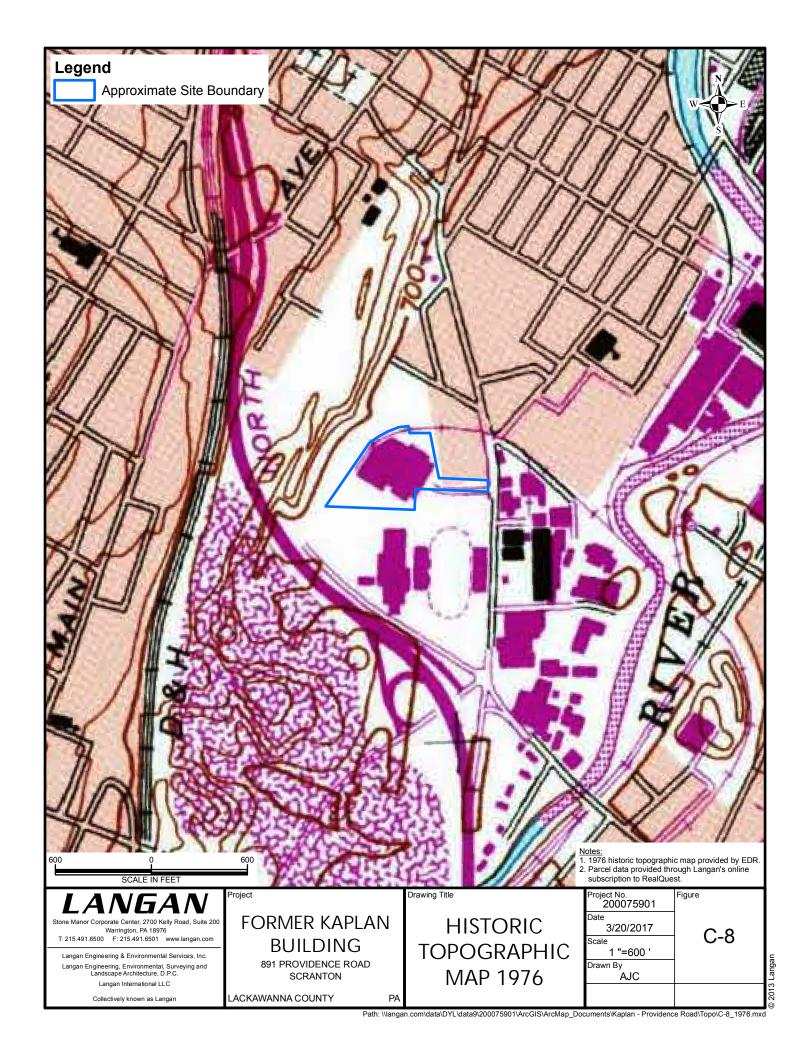


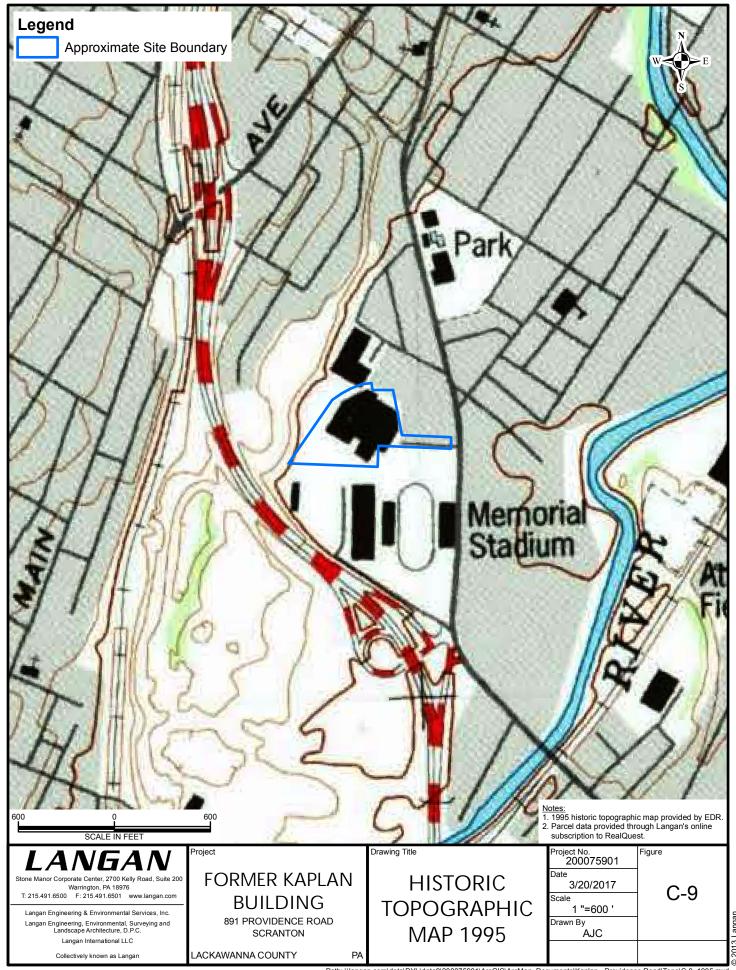


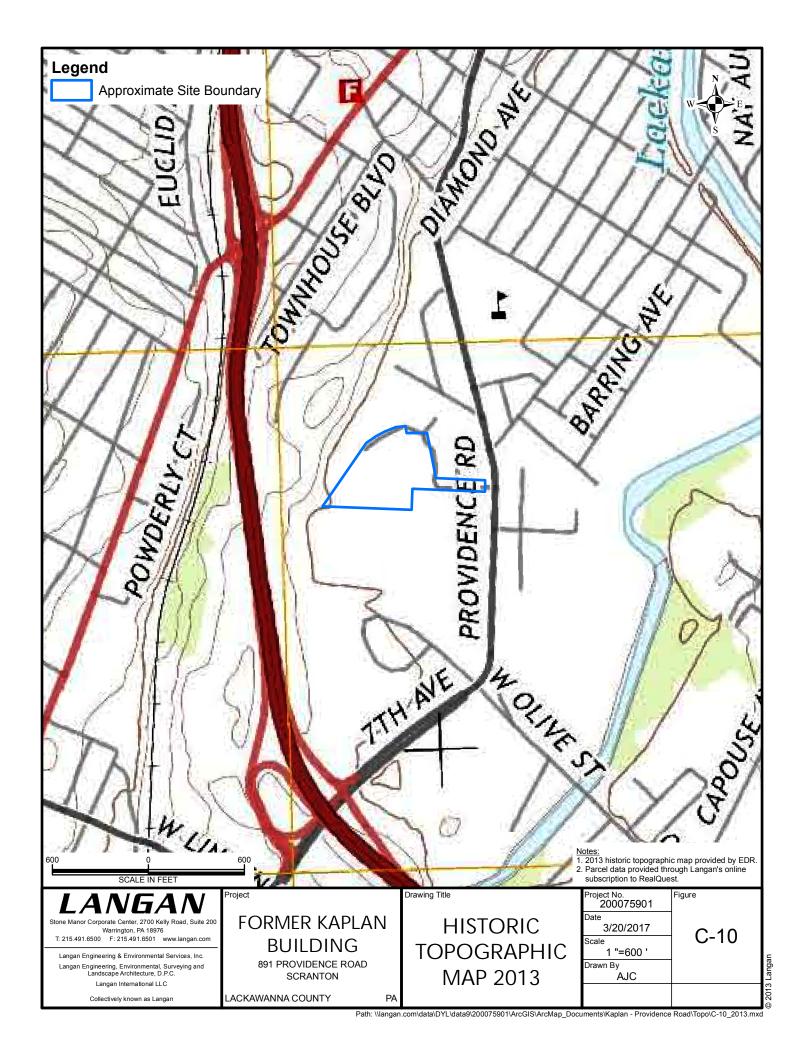






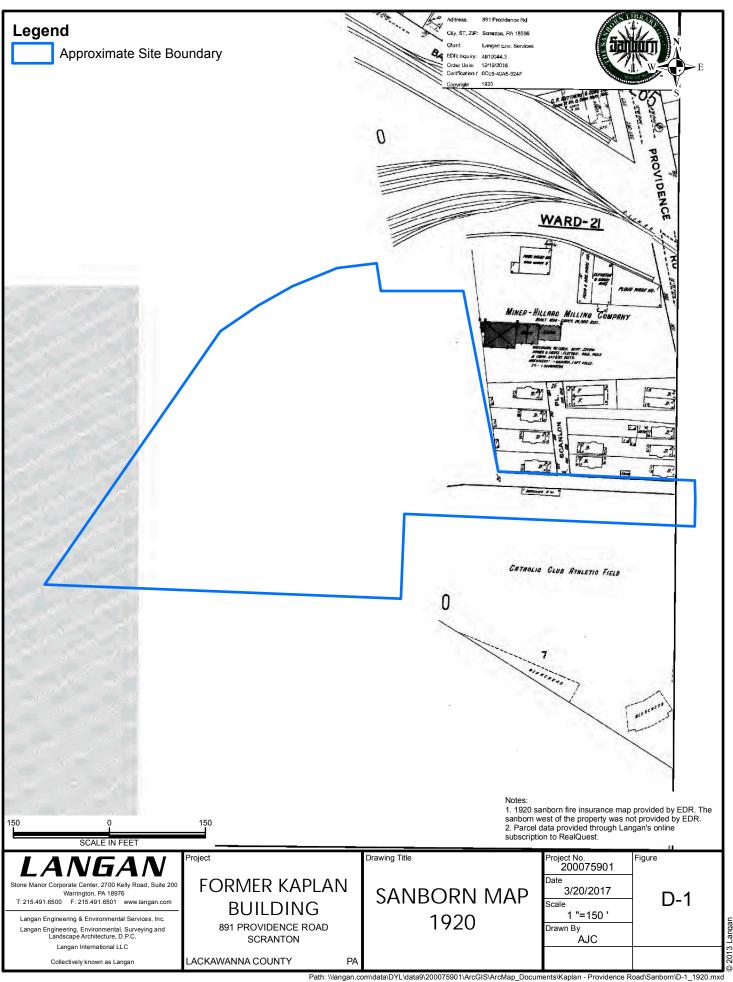


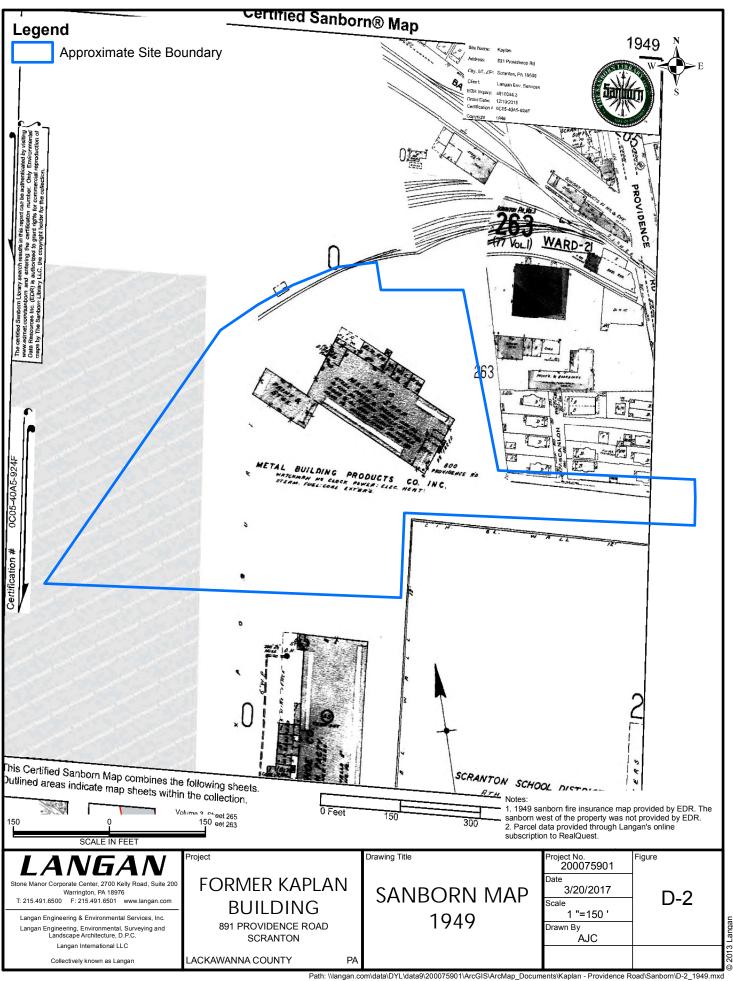


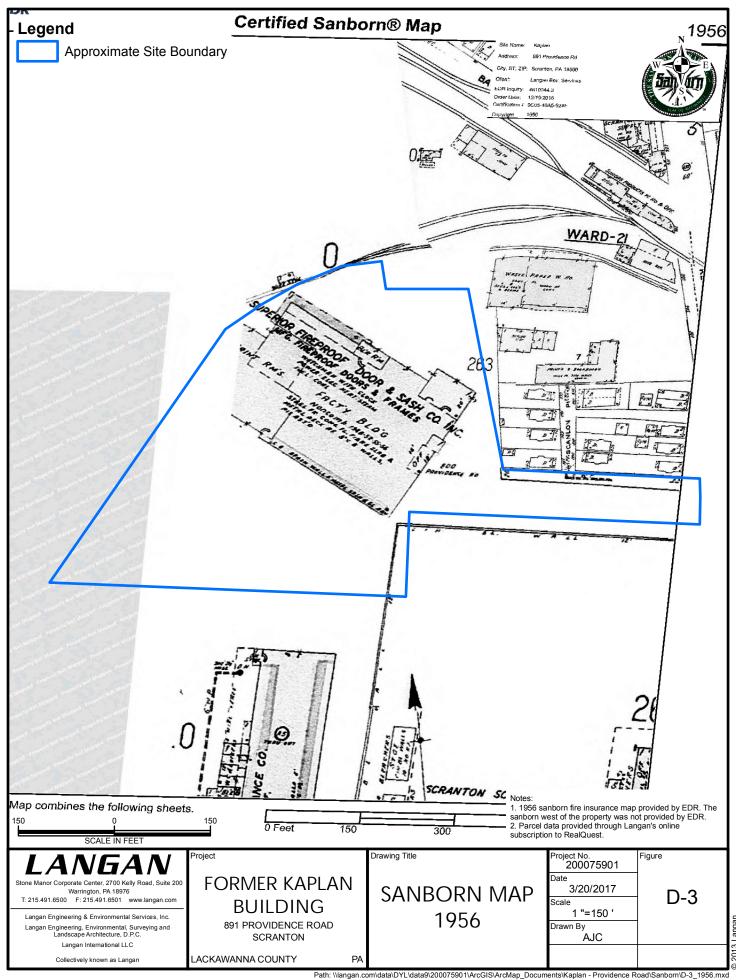


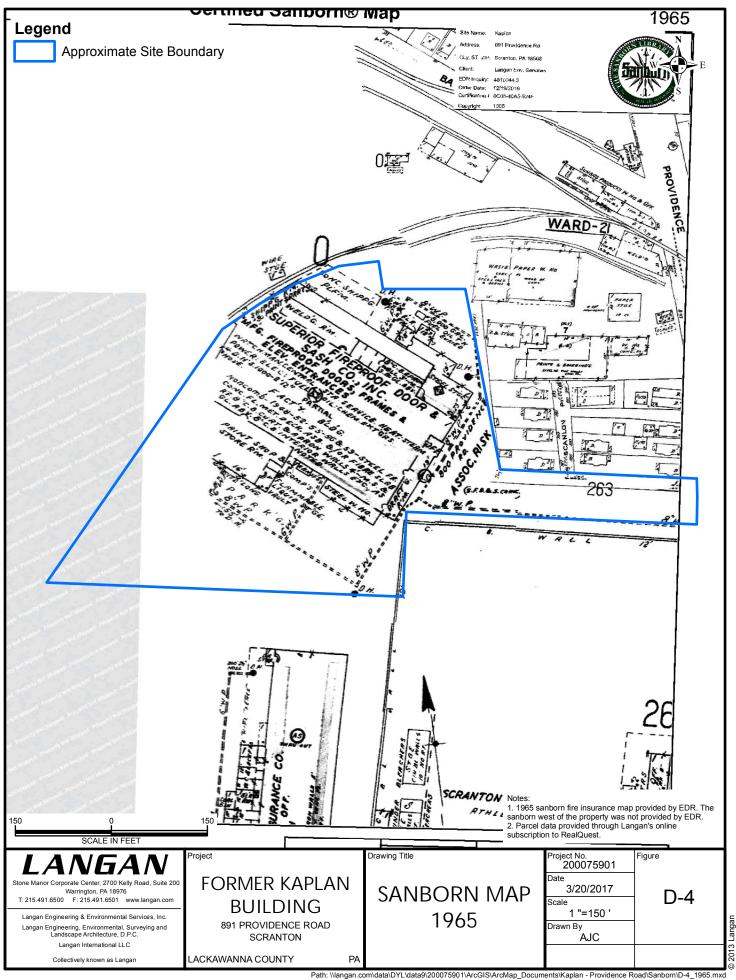
APPENDIX D

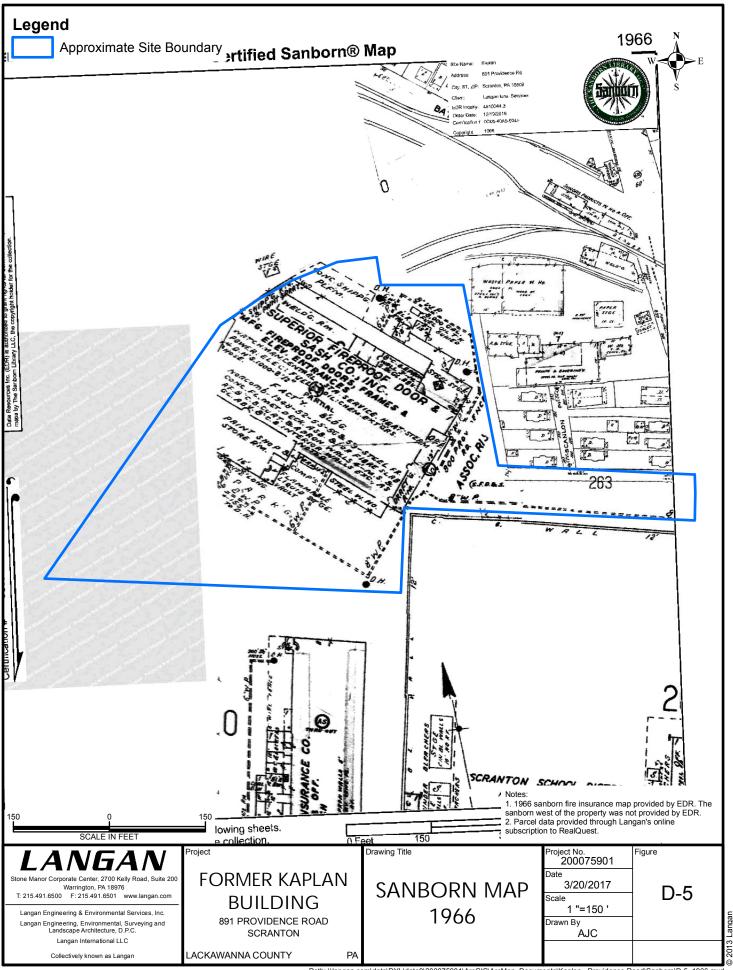
HISTORICAL SANBORN MAPS

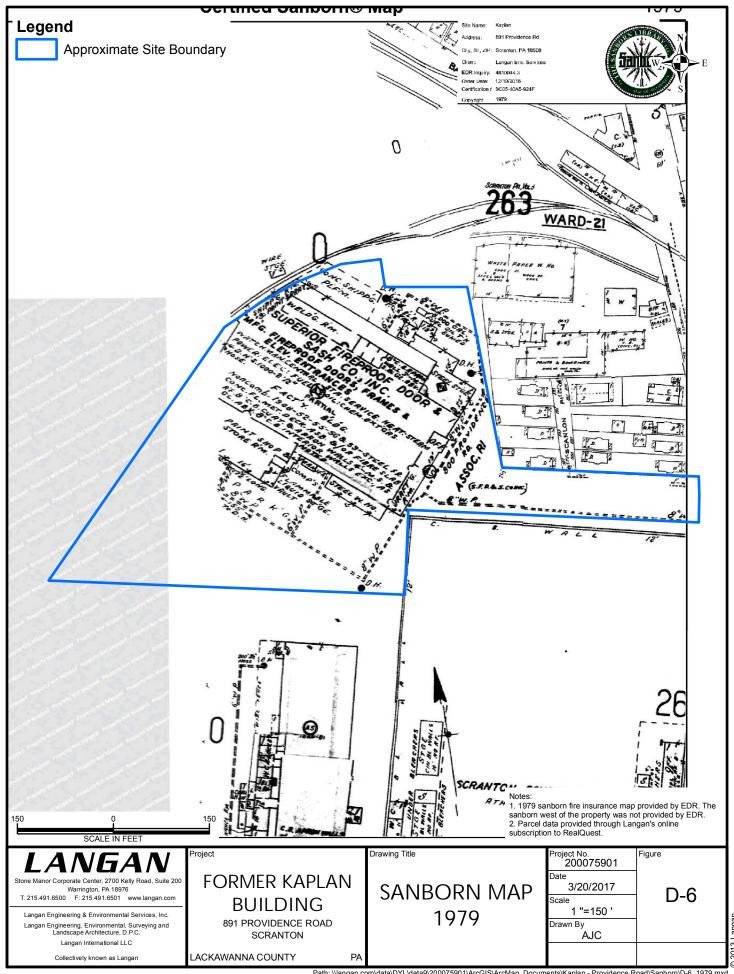












APPENDIX E

ASTM USER QUESTIONNAIRE

LANGAN

ASTM PRACTICE E 1527-13: USER/CLIENT QUESTIONNAIRE

Please complete the below form and return to Langan Engineering and Environmental Services Inc.

Providing the following information (if available) to the environmental professional (Langan) is one of the requirements to qualify for one of the Landowner Liability Protections offered under CERCLA. Missing or incomplete information could result in a determination that "all appropriate inquiry" is not complete. **General Information** User/Client Name (s): Lackawanna County Former Kaplan Building **Property Name:** Address: 885 Providence Road Scranton, PA 18508 **Property Type:** Commercial/Industrial (Vacant) **Type of Property Transaction:** Purchase of property Financing of property Sale of property Ground Lease Build to Suit Lease

Reason Why Phase I ESA is required: Vacant Former Manufacturing Site

Other N/A

Site C	ontact (s):	Brenda Sacco				
Pogui	rad Informatic	\n				
•	red Informatio		CD 212 VV) is the section of E	DA's Novembe	r 1 2005	
	ition at the end o ile which discusse		FR 312.XX) is the section of E	PA 2 MOVELLINE	1 1, 2003	AAI
riliai Ku	ne which discusse	s that item.				
1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).					Yes	No ⊠
recorded in the So review o	d under federal, tri cope of Work for th of recorded land tit	bal, state or local law? ne Phase I ESA, it is tl le records and judicial	ns against the property that are P [Please note, unless specificate The User's responsibility to under Precords to identify any enviror Professional conducting a Phase	ally delegated ertake a nmental liens		
		se (AUL) limitations ed in a registry (40 C	that are in place on the site o	or that have	Yes	No
Are you nstitutio egistry n the So ecordeo and to re	aware of any AUL anal controls that a under federal, triba cope of Work for the d land title records	s, such as engineering in place at the site al, state or local law? ne ESA, it is the User's and judicial records to the environmer	g controls, land use restrictions and/or have been field or record length of record length of the control of th	rded in a ly delegated review of imitations		
	ecialized knowled R 312.28).	lge or experience of	the person seeking to qualif	y for LLP (40	Yes	No
As the u property as the c	ser of this ESA do or nearby propert urrent or former oc ave specialized kn	ies? For example, are ccupants of the proper	ized knowledge or experience e you involved in the same line ty or an adjoining property so t cals and processes used by th	of business that you		
		ourchase price to the ted (40 CFR 312.29).	e fair market value of the pro	perty if it	Yes	No
(a.)	Does the purchas market value of the	se price being paid for ne property? [If no, pro	this property reasonably reflect oceed to Parts 4a and 4b.]			\boxtimes
(b.)	If you conclude the purchase price is property?	at there is a differenc because contamination	e, have you considered whethe on is known or believed to be p	er the lower present at the		
(c.)		•	ce and provide a written record	l of such		
	nmonly known or out the property (4		or reasonably ascertainable	information	Yes	No
			ly ascertainable information ab			\boxtimes
		e environmental profe eases? For example,	essional to identify conditions ir as user,	idicative of	П	\square
(a.) (b.)		past uses of the proper	erty? are present or once were pres	ent at the		\boxtimes
	property?	•	·			
(c.)	Do you know of s property?	pills or other chemical	releases that have taken plac	e at the	L	K.
(d.)	Do you know of a	ny environmental clea	inups that have taken place at	the property?		\boxtimes

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate Investigation (40 CFR 312.31).	Yes □	No ⊠
As the user of this ESA, based on your knowledge and experience related to the property		

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

SIGNATURE:

It is understood that the information presented in this form is an integral part of the Phase I ESA process and that Langan will evaluate and rely on this information in the development of the final Phase I ESA report.

Completed By:	Brendce Sacco
Print/Type Name:	Brenda Sacco
Title:	Project Manager
Company:	Lackawanna County
Date:	12/22/2016

APPENDIX F

EDR SUMMARY REPORTS

Site Name: Kaplan 891 Providence Rd Scranton, PA 18508

Inquiry Number: 74810044.11S

January 4, 2017

The EDR Chain of Title Report





Kaplan 891 Providence Rd Scranton, PA 18508

Inquiry Number: 4810044.2s

December 19, 2016

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Kaplan

891 Providence Rd Scranton, PA 18508

Inquiry Number: 4810044.5 December 21, 2016

The EDR-City Directory Image Report



APPENDIX G

HISTORICAL FILES AND CORRESPONDENCE

Pegion II-North
In cas C. Thomas Building
Cor. N. Ps. Ave. & E. Union St.
P.O. Box 1171
Wilkes-Barre, Pennse: 18703

Date: September 24, 1974

Application: 35-302-014

Superior Fireproof Door Co. 800 Providence Road Scranton, Pennsylvania 18508

Dear Sir:

This will acknowledge receipt of your application dated 9-9-74 for approval to construct a boiler.

The application has been reviewed by the Technical Staff of the Department of Environmental Resources and has been determined to not need any other application prior to initiation of your project. The normal processing time for applications is approximately sixty (60) days from the date of receipt.

If you have not received notification of action taken on your spplication within sixty (60) days, feel free to contact me for information concerning the status of the application review process.

Very truly yours,

James W. Chester (Acting) Regional Environmental Protection Director

JWC:BHP:gem cc: REPD file ER-AQ-28 REV. 6/73

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES BUREAU OF AIR QUALITY AND NOISE CONTROL

OPERATING PERMIT

CERTIFIED MAIL NO. 910702

In accordance with provisions of the Air Pollution Control Act, the Act of January 8, 1960, P. L. 2119, as amended, and after due consideration of an application received under Chapter 127 of the rules and regulations of the Department of Environmental Resources, the Department hereby issues this permit for the operation of the air contamination source described below.

Permit No.	35-302-014	Manufacturer	York-Shipley
Source	boiler		
Owner	Superior Fireproof Door 800 Providence Road Scranton, Penna. 18508	Co. Location of Unit	800 Providence Road
		the last the second	Scranton
			Lackawanna County

This permit is subject to the following conditions:

A. General

- (1) That source is to be operated in such a manner as not to cause air pollution.
- (2) That source is to be maintained as set forth in the application and/or as amended.
- (3) That source is to be in compliance with plan approval issued under the same application No.
- (4) This permit is valid only for the equipment and location named above.

B. Special

(1) This OPERATING PERMIT expires September 23, 1975

This permit may be suspended or revoked by the Department of Environmental Resources at any time it is determined that the air contamination source is being operated in violation of any provision of the rules and regulations of the Department of Environmental Resources or in violation of the general and special conditions stated herein.

Date September 26, 1974
COORDINATION RELEASE: 19/26/74

Amea W. Neste

(Act.) Reg. Environ. Protection Director

James W. Chester Regional Air Pollution Control Engineer Bureau of Air Quality & Noise Control

NOTE: This permit is to be retained in your files. It must be shown to investigating personnel when requested.

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES BUREAU OF AIR QUALITY AND NOISE CONTROL

PLAN AP	PROVAL	
	ANT ARE	
CERTIFIED MAIL NO. 918702	Approval No.	38 500 h . n s .e
Superior Firegreef Door Company	Source	35-302-014
900 Providence Road Seranton, Pennsylvain 18509		Boiler
	Manufacturer	York-Shipley
	Location	800 Providence Road
	7.08	Scranton
		Lackswanna County
The plan approved is subject to the following A. General (1) The source is to be	Mit Prograd	in accordance
with the plans submitted with th	ne application.	in accordance
B. Special		
(1) This PLAN APPROVAL expires	November 15, 197	4
£		
Notify the Regional Air Pollution Control Engine o that the source can be inspected and an OF	er (see note) when the PERATING PERMIT i	installation is completed ssued.
IOTE:		
Misses W. Chester Dylanal Air Pollution Control Engineer		
MERCOT ALE QUALITY & Maiss Control	\circ	. 1
Mr. H. Pa. Ave. & H. Union St.	James W. C	het.
O.Box 1171	Talleton Vo.	
THE PARTY OF PERSON AND AND PARTY 9/24/74	Angional Air Pollut	ion Control Boulean
	MITCHUS OF ALT CHARLS	y 4 Medee Centrol

ROBLIN SUPERIOR FIREPROOF DOOR COMPANY

800 PROVIDENCE ROAD, SCRANTON, PENNA. 18508 · AREA CODE 717/342-3129

A Building Products Company of Roblin Industries, Inc.

September 6, 1974

Commonwealth of Pennsylvania
Department of environmental Resources
Region II - North
Cor. N. Pa. Ave. & E. Union St.
P.O. Box 1171
Wilkes-Barre, Pa. 18701

Attn.: Mr. John J. Wilkes, Jr., P.E.
Bur. of Air Quality & Noise Control

Re: Permit to Operate

Dear Mr. Wilkes:

I have received your letter of August 26th, addressed to Samuel Wansack. Enclosed herewith are two (2) copies of the application for

I am not familiar with all the terms and requirements and have filled out, to the best of my ability, questions as indicated. Boiler Equipment has assisted us in the preparation of this application.

If there are any further answers required please contact me so that I may comply with your regulations.

Very truly yours,

SUPERIOR FIREPROOF DOOR COMPANY

Eugene Prestinari, Vice-President Mfg.

EP:jag

Enclosures

Form No. 1

SUBJECT:	Superior Fireproof Door Company 800 Providence Rd.	CONTACT: Eugene Prestinari	lication Nos.: 35 001 302 00014	
	Scranton, Pa. 18508	Vice-Fres. Manufacturing same address	New Proposal	×
4.5	Lackawanna County	(717) 342-3126	Revised Proposal	
TO:	Regional Coordinator			3
	and/or permit to constrution involves:	, we received an applicati	on for plan approval The proposed installa-	
	Oil and gas fired boile Permit Coordination Requi			

	No Permit Required	No Permit Req. Prior Approval Required	Permit Req. Appli. on Hand	Permit Req. Appli. Needed
Air Quality			10.10	necded
Water Quality		 		
Land Protection				
Community Env. Control		, , , , , , , , , , , , , , , , , , , ,		
Cocupational Health				
Surface Mine Reclamation	· · · · · · · · · · · · · · · · · · ·			
Radiological Health				

Please indicate your interest on this form and return to the Coordinator by



Same

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES BUREAU OF AIR QUALITY & NOISE CONTROL

Page of 5

APPLICATION FOR PLAN APPROVAL TO CONSTRUCT, MODIFY OR REACTIVATE AN AIR CONTAMINATION SOURCE AND/OR AIR CLEANING DEVICE OR FOR A PERMIT TO OPERATE

Read the instructions carefully before completing this form. Submit duplicate copies. Section A - Identity and Location of Air Contamination Source 1A. Application is being made for: Construction of New Source Extension of Plan Approval Reactivation of a Source Amendment to a Previous Application Modification of Existing Source Extension of Plan Approval Installation of Air Cleaning Device Operating Permit Extension of Operating Permit 1B. Type of source York-Shipley Low Pressure Boiler. 1C. Plant in which source is located 1D. Expected date of completion \Box Existing Complete IF. If source is new, does it replace another source (describe source replaced) Yes No 2A. Owner of source Superior Fireproof Door Company 2B. Employer I.D. No. (Federal) Div. Roblin Hope Industries 16-0484920 Name of company official signing application (See instructions) 2D. Title Eugene Prestinari Vice-President Manufacturing 21. Signatue 2F. Date September 5, 1974 2G. Mailing add ss (Street or P.O. Box, City, State, Zlp Code) 800 Providence Road 2H. Telephone Scranton, Pa. 18508 717-342-3126 3A. Owners designation of source and/or plant if any York-Shipley Boiler/Superior Fireproof Door Company 3B. Location of source (Street address or Route No.) City or Municipality 800 Providence Road County Scranton Lackawanna Mailing address, if different from 2G. (Street or P.O. Box, City, Zip Code) 3D. Telephone Same 717-342-3126 4A. Person to contact regarding this Application (name and title) Eugene Prestinari, Vice-President Manufacturing 4b. Mailing address (Street or P.O. Box, City, State, Zip Code) if different from 20. 4C. Telephone

Name and address of person who is to receive Plan Approval and Operating Permit if different from 2G.

717-342-3126

	Section B.2 Combustion Units Information
6	OPERATING SCHEDULE
U	24 hours/day 7 days/week 52 weet s/year
7,	SEASONAL PERIODS (MONTHS) Operating using primary fuel Operating using secondary fuel None
	Jan. 1st to to
	Non operating
8	If heat input is in excess of 250×10 ⁶ BTU/hr., describe fully the facilities provided to record the following: rate of fuel bits red, heating value, sulfur and ash content of fuels; smoke, sulfur oxides and nitrogen oxides emissions; and if clastric generating plant, the average electrical output and the minimum and maximum hourly generation rate.
	N/A
	(☆)
9.	Describe modifications to boiler in detail
l. D	N/A
	5
10	Type and method of disposal of all waste materials generated by this boller (Is a Solid Waste Disposal Permit needed? ☐ Yes ☐ No.)
	MZA
	N/A
11	. Briefly describe the method of handling the weste water from this boiler and its associated air pollution control equipment
	(Is a Water Quality Management Parmit needed? LJ Yes LJ No.)
	N/A
12	Attach any and all additional information necessary to perform a thorough evaluation of this boiler.
	N/A
	N/A

York-Shipley In a S76-SPLC-300HP				C No. of	One	[4			
			Peak heat input 126,000,00	(BTU/hr.)	.6 M	T Use 126,000,000 PYOS			
G. Method of #4 011	tiring + Natural Gas		Air Atomiz	ng					
2. FUEL ALQUIF #4 0il	+ Natural Gas	s					ř-		
TYPE	HOURLY	AN	NUALLY	SULFU	JR	% ASH (WEIGHT)		CONTENT	
OIL NUMBER	83 - 5 GPH @ 60°F	Y	x10 ³ Gal.	.3	% by w1.		142,000 7.296	1b. lbs./Gal. @ 609	
NATURAL GAS	125 00 Pilot SCFH	0n1	y ×10 ⁶ SCF	,	gr/100 \$CF			BTU/SCF	
GAS (OTHER)	SCFH		×10 ⁶ SCF		gr/100 SCF			BTU/SCF	
COAL	ТРН		Tons		% by wt			вти/њ	
OTHER									
3. COMBUSTION	AIDS, CONTROLS,	AND MO	ONITORS N/	Δ					
LT A Overf	ire jets		Турв		Number		Fleight	above grate	
[] B Draft controls			Туре						
Γi C Oil pr	oheat		Temperature (OF)					
D Sout	Soot cleaning			Method					
() i Stack	Sprays		L						
F. Opact	ty monitoring device		Туре		Method		Cost		
il G Sulhe	oxides monitoring de	vice	Type Method		Cr		Cost		
[FH Nitro	gen oxides monitoring	device	Type Method		Method		Cost	Cost	
a magazina como			Type Metho		Method	ethod		Cust	
	ing duvices zation interlocking dev	ica	Түре		Method	Cost			
	ted flyash reentrainme	en t	Туре						
	lating Controls		L) Stop		[] A	artomatic	STATE OF THE STATE		
4. [] Flyash rai	njection Des	cribe op	erution						
			N	/A					
	ud of supplying make	un nir 1	o the furners rec	im					

DEPARTMENT OF ENVIRONMENTAL RESOURCES

ENVIRONMENTAL PROTECTION

START

BUREAU PROGRAM AIR QUALIT	Υ	. 7	v N
DIVISION		- 5. ^{3.3}	* * *
COUNTY / MUNICIPALITY 35 - OOL	682 (0)	4	
PROGRAM A Q			11 10
CASE NAME Supraior Fireproof Door &	9	* *	1
FILE PERMIT			
PERMIT NO. (2) 35 001 508 00789			

KH-AQ-12:1/75

AG	E	 ٥	F		_	

COMMONWEALTH OF PENNSYLVANIA BUREAU OF AIR QUALITY AND NOISE CONTROL

INSPECTION REPORT

	Date	DEC. 1, 1975
Facility SUPERIOR FIREPROOF DOOR	SASH Inspected by	MARK LEZINSKY
File 35001508 00729	Reviewed by	1 A SEZIOSKI
Location SCRANTON	Firm Code	16-04849 DEC - 5 1975
Location Code 35001	Plant Code	01
TYPE OF INSPECTION CONDUCTED Scheduled Operating Permit Compliance Schedule Follow-up New Complaint Investigation		
Other	(Specify)	HAPTER 135
Official(s) Contacted SAMUEL W.	ANSACK Title	
Available for Initial Validation Validated – Not Keypunched Printout Available for	YPE OF FACILITY CORE Source Source Fugitive Source Only Exempt Emitter Exempt	INSPECTION ACTIVITIES Emission Inventory: Prepared Validated Updated
All Existing Specific Existing (I	List Below)	96
TWO OIL FIRED BOILERS	- N	
SEVEN SPRAY BOOTHS		
ONE PAINT DRYING OVEN		
. /		

Correspondence to company concer	ning			
		es les	S V	
Action on Operating Permit				
Preparation of Control Data Report		ež.		
Reinspection and/or Conference		** Z	-	
Scheduled	11167			
Plume Observations			*	
Fugitive Dust Observations			* =	
Ambient Sampling				
Ambient Odor Evaluation				
Source Sampling				
Preparation of Case for Legal Action	on	19	18	
Disposition of Case		00	2	
Other (Specify)	E 3.27 A.2	RCS.	-	
Comments and/or Conclusions			•	
FIRM? S BOILERS AN	RE RATED	AT GRE	EATER	THA
2.5 MILLIAN BT				
INSTALLED PRIOR				
NECESSARX				
	17			

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		W11	
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ion Compli	pproval	Operating F	ermit ce
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ion Compli	pproval	Operating F	ermit ce
	nend Pant	ained during interview with sou	ained during interview with source represent

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INSPECTION PLAN INFORMATION Sheet / of Z Inspection Week 39 Company: SUPERIOR FIREPROOF DOOR &SASH CO. File No.: 35001 508 00729 Location : SCRANTON LACKAWANNA (County) **EMISSIONS**

Compliance Uncontrolled Permit # and/or 135 Code: 35001 508 00729 Controlled <u>Allowable</u> Yes No

Fuel: 014#4

11,000,000 BTU/HR Rated Input:

1.6 LBS/HR Particulate

12.8 LBSIHR

SO_x

33.0 LBS/ HR 0.2 LBS/HR HC

CO

 $NO_{\mathbf{x}}$ 4.8 LBS/HR

INCINERATOR

Permit # and/or 135 Code:

Type Waste:

Rated Capacity:

Particulate

SO_x

HC

CO

NO_x

PROCESS

Permit # and/or 135 Code:

Production Rate;

Particulate

Other

Use extra sheets for multiple sources

S indicates Stack Test, otherwise, all figures are calculated.

COMMENTS

INSPECTION PLAN INFORMATION	Sheet <u>2</u> Inspection	
Company: SUPERIOR FIREPROOF DOOR & SASH CO, File No.:		W.
Location :		
(Town)	(County)	
EMISSIONS		
BOILER Permit # and/or 135 Code: 35001 508 0072 9 Controlled	<u>Allowable</u>	Compliance Yes No
Fuel: 011 ## 4		
Rated Input: 2 700000 BTU/HR		
Particulate 0.4 4 135/14R	i. I LBSIHR	<u>}</u>
SO _x 3.0 LBSIHR	8,1 LBSIAR	
HC 0.1 L135/HR	*	
CO ST		
NO _x 1.2 LB5/HR		
INCINERATOR Permit # and/or 135 Code:		
Type Waste:		9
Rated Capacity:		
Particulate		
$\mathrm{so}_{\mathbf{x}}$		
нс		130
CO		
NO _x		
**		
PROCESS Permit # and/or 135 Code:		Ÿ
Production Rate;		
Particulate		
Other		
Use extra sheets for multiple sources		
8 indicates Stack Test, otherwise, all figures are calculated.		
COMPATS		

COMMONNESS THEOR PENNSYLVANIA DEPART XENT OF ENXIRGXMENTAL RESOURCES FEB 2 0 1991

REGISTRATION OF STORAGE TANKS

IN ACCORDANCE WITH SECTIONS 303 AND 603 AF THE STORAGE TANK AND SPILL PREVENTION ACT, OWNERS OF REGULATED STORAGE TARKS ARE REQUIRED TO RESISTED THEIR TARKS WITH THE REPARTMENT AND TO PAY IN REGISTRATION FEE.

STATE USE OFFIX

MATE NECEITED: AMOBILE RECEIVED:

INSTRUCTIONS

Please type or print in ink all items except "Signature" in Section V. This form is to be complated for each FACILITY which has regulated storage tanks. if there ark mare than 10 underground er abaveground tanks, photocopy the reverse side of this form, and staple continuation sheets to this form. Owner Information - Name, business mailing address and phona number of DWNER of the storage tank(s) at the facility. Pieses include county Section 1. and Federal Identification Number, if nona include your Social Security Number.

Type of Owner - Mark the apprapriate box. Section II.

Fasility Information - Name and physical location (nat P.D. Bex) of FACILITY. Please include county and township in which FACILITY is located. Section III. include the Facility Identification No. if known.

Type of Facility - Merk the appropriate bex, if applicable. Section IV.

Description of Storage Tanks - This section is for recording information about each regulated storage tank at the facility. Information for Section T.

should renks is to be recorded in Part A. Information for undarground tenks is to be recorded in Part B.

1. Tank Registration Number - The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "902", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "003", etc. The registration numbers to be recorded for undarground tanks are "001", "003", etc. The registration num fer your conuxnience

Status - Indicate whether thx tank is currently in use, temperarily out of usx, or permanently out of use. Permenently out of usa meane properly closed in piace with xn inert celld material. Do not includy tanks which have been removed.

3. Dete of Inatalistien - Spxeify the month and year that tank was compiately Inetailed. Far instance, "D199", far January, 1990. If unknown, write "D000".

4. Capashy - Spxcify the txtal dasign or maximum capachy of the tenk in GALLONS, if unknown, write "unknown".

5. Substance Currently or Last StorXd - Indixate the substance(e), surrXntly or last stored. If a hezerdous substance, places indicate CERCLA Nams and CAS Number. If Other is indicated, please specify.

B. Tank Has Been legued Fire Safety Apprevs; or Permit - Indicate whether the tank hea been appround or parmitted by the Pennsylvania

State Pelice, Fire Marchal Divisian; or leaxl xgensy under their juriediction for fire state. Determine registration fee due PER TANK xa indixated bylaw registration fee swing fee united for txnks permenontly.

aut of usa. Water Quality Management

A. Aboveground tanka

Up to xnd insluding 5,DDg gxnena - \$59 per txnk

5,001 to and instuding 50,000 gattens - \$125 per tenk Granter than 50,000 gattens - \$300 per tank

FEB 2 0 1991

g. Undergraund Txriks - \$50 per tank
Recerd the total registration fee due for all abevegraund txriks in the space pravided (A). Recerd the txtal registration fee due for all underground tanks in the xpxce pravided (B). Recerd the tetal registration fee due fer XII xbaveground and underground tanks in the space pravided (A + B). Submit a check or maney order, for the total registration fax due, made payable to: Greek pt payable to the total registration fax due, made payable to: Greek pt payable to the payable t

Section VL must alixe xigh and racerd the data the application with axeminiad.

Nameplate Information - Complete this section for each oboveground tank greater than 5,000 gallon expectly. Use the same Tank Registration Section VII. Number es idemified in Section VI.

PLEASE SEND COMPLETED ORIGINAL FORM AND CHECK TO: MAIL TO

PA Department of Environmental Resources Bureau of Water Quality Management Registration of Storage Tanks

(and the appropriaty address below, depending on whark your FACILITY is lexated)

1976 New Hepe Street Namistown, PA 19901

Cournies Barks, Bucks, Chaster, Delaware, Lehigh, Montapmery, Northemptor Philadelphia,

90 East Union Street -2nd Floor Wilkes-Barre, PX 16701

Cournles Carban, Leckavrenne, Lecente. Manroe, Pite, Schuylkill. Surquehenne, Wayne, Wyening, Ohs Ararst Blvd. Xarrieburg, PA 17116

Coundes Arens, Bedford, Bier, Cumkerlend, Supplin, Franklin, Fution, Huntingden, Jurista, Lancast e. Leganen, Mirffin, Perry, Terk

200 Pine Street Williamspon, PA 17701

Counties Bradford, Common, Centre, Clinton, Cirerfiels, Columbia, Lycaming, Morrow, Northumberland, Patter, Snyder, Sulliven, Tiege, Union

III. FACILITY INFORMATION

Highland XIdg. - 6th Floor 121 South Highland Mell Pittsburgh, PA 15200

Counties Alleghany, Armstrong, Busies. Cambris, Fyrotte, Greene, Indiana, Somercet, Washington, Westmareland

1012 Water Street Meedville, PA 18336

Coumies Buster, Clerica, Grawford, Els, Erie. Ferari, Jeffarson, Levrence. Luckeen, Mercer, Yenengo, Werren

DOOR INC.

I. OWNER INFORMATION	III. FACILITY INFORMATION
Owner Nome SUPERIOR FIREPROOF DOOR INC. Tas Identification He. 23-22/8830 Meiling Address 800 PROVIDENCE ROAD	Facility Hame SUPERIOR FIREPROS Fxeility Identification Ha. 35 - 182 Street Addrexx IP.O. Bex not xeexptxbish
City SCRANTON Statx PA zip 18508 Ceunty LACKALIANNA Phone No. (7:7) 342-3(26)	Citx SCRANTON Stell City County LACKAWANNA Township

IV. TYPE OF FACILITY (Mark only oπe, if applicable) II. TYPE OF OWNER (Mark only ene) Carparets

	Federei Gouernmant	Carbarata
	Stata Gouxrnment	Priuate
`_	Local Gevernment	

\Box	Fxrm
	Municipal
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TOTAL ABOVEGROUND TANK FEE (A)

REMOVED **B. UNDERGROUND TANKS** SUBSTANCE CERCLA NAME DATE OF REGIA. OTHER STATE **STATUS** REGISTRATION (CURRENTLY OR **INSTALLATION** CAPACITY AND UBSTANCE TRATION USE MUMBER (GALLONS) LAST STORED CAS NUMBER Me NAME FEE ONLY O OOומ TOTAL UNDERGROUND TANK FEE (B) -0-TOTAL ABOVEGROUND & UNDERGROUND TANK FEE (A+B)

KEY FOR COMPLETION OF SECTION V. Statue Substance Currently or Last Stored Fire Safety Permit Currently in Use Temporerily Out of Use Permanantly Out of Use A B C D Used Motor Git Gasorine Yes Diesel Aviation Ne Geachel Hazardous Subatance Othar Kerosene Heating Oil New Mator Oil Ē Unknewn Mixture

Vi. CERTIFICATION (Read and Sign after completing all sectional

I cart/fy under penalty of law that I have personally exomined and am familiar with the infermation submitted in this and all attached documents.
and that based an my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is
true, accurate, and complete. This registration is conditioned upon compliance with previsiona of the Storage Tank and Spill Prevention Act, with
any regulations and orders issued pursuant to this Act, and with the requirements for obtaining a permit required under this Act.

Name and Official Title of Owner	Signature /	Υ		Date Signed
JOSEPH V. SCOTT SR.	CHAIRMAN	Teple Y de	ord	2-14-91

R-BWO-11:19/85 UREAU OF WATE		ANAGEMENT				DEPARTE	COMMONWEALTH OF PEN MENT OF ENUIRONMENTAL	
REGIST	RATION	OF STORAGE TA	NKS		STATE USE SNLT	DATE INCOMES:	10-20-69	
IN ACCORDANCE	ATTH AECTISMS	303 ANS 503 AF THE STOUAGE TAI	IK ARK SPEL PREVERTIKN ACT. OW E DEPARTMENT ARK TO PAY A REK			AMONIET MEČENEO:	5000	•
Please type of there are Section J. Section III. Section IV. Section V.	er print in ir	nk all items except "Signe 10 undergraund at above mistion - Name, business in Identification Number, if years - Mark the apprepriations - Mark the appropriation - Name and physic Facility Identification Nechity - Mark the appropriated Starage Tanks - This additional - The Ambers to be recorded for a convenience - Indicate whether the tank closed in place with an a linetallation - Specify the town, write "0000". The Specify the total designed CAS Number. If Direct Starage Currently or Last Stephend CAS Number. If Direct Serice, Fire Merahel Divisionation Fee - Octermine registure.	INSTRU ture" in Section V. This for ground tanks, photocopy neiling eddress and phons none include your Sector to bex. allecation (nat P.O. Bex) of if known.	ICTIONS rm is to be compithe reverse side of number of DWNE Security Number of FACILITY. Please fermation about of underground two seconds for underground two seconds for underground two seconds of A", "002A," of the tank in GA is currently or lastify. Currently or lastify. Icets whether the their jurisdiction as indicated belongered.	of this ferm, of the store, of	snd staple continge tankls) at the fanty and tawnship in disteregal tank at ecorded in Part B. are "001", "002 The "A" has alreaded removed. In the same of the sa	uation sheets to this sciliny. Prease include in which FACILITY ix is the facility. Infermat ""003", atc. The redy bean printed en the rmanentry out af use " fer January, 1990 aknown". Indicate Committed by the Pennsy pulled for tenks perme	ferm. county county county county county county county county county
Seeden VI.	tanks in the Submit a ch Certificatier Must else s Nemepleta i Number as i	space preuided (B). Reconneck or money order, for a n - This gaction is to baics ign and record the date to	o the tetel registration fee of the tetel repietration fee of properties by the OWNER. The epplication was examinated as action fer each abovagrand the CHECK TD: PA De Bureau Ragistr	ude for all goedeg lue, made payable lue as type or pri lund tenk greater: partment of Envik i of Water Quality ration of Storage	reung and unite te: Dept. of int the neme than 5,000 getonmantal Rety Managamen Tanks	dergretind tanke in Finderhonment if M end efficial thio e plien eepachy. Uss sources it	the space provided (securces. f the QWNER. The D	M + 6). WNER tratian
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Verristewn, PA Countles Brks. Buckr. Chest ahigh, Monigomery hinedelphis,	er, Spleware.	2ne Floor Wilkes-Barre, PA 18701 Coundes Carbon, Leckawarns, Lugrine, Monroo, Pike, Schupfioli, Susqueharns, Wayne, Wyoning,	Harrisburg, PA 17410 Counties Adams, Bedford, Blair, Cumberland, Ounghin, Franklin, Fulton, Hunfrigdon, Juniara, koncestor, Labenon, Mitfile, Perry, York	Williamsport, PA 1 Oxumilea Bradferd, Keneron, Ken Klaarfield, Columbie, Ly Mantaur, Northumbrien Sngder, Sulfvan, Tiege,	Pirts irx. Clinton, Alleg sening, Camb d, Potter. Some	South Highland Mali Except, PX 1820E Counties henr, Arnstrong, Bestyer, Irla, Fayesse, Reene, India aros, Wosbingsen, moreland	Coxection Sutter, Clarico, Crewfor	d, Elk, Erie, an ce ,
I. OWNER	INFORM	MATION		III. FACILI	TY INFOR	MATION		
Dwnor Nam Tax Identific Mailing Add City Ceunty	tatian Ne.	23-2218830 > PRONIDENCE (Door Inc. Pond Long 210 18508 (717) 342-3126		ntifisetien Na ess (P.O. 9ax	net ecceptable)	eco Provid	3508
II. TYPE (OF OWNE	R (Mark Dnly onA)		IV. TYPE	OF FACILI	TY (Mark enly	onA, if applicab	olo)
	l Gaus mme	at 💆 Cemera	**					

Municipal

Residential

Philate

State Gevernment

Lecal Gevernment

V. DESCRIPTION DF STORAGE TANKS (Complete for each reguleted storage tank at this location)

A. ABOVEGROUNO	TANKS
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RE	GIST	NK RAT∮i IBER	êN.	STATUS		SAT STAL IO	LATN					ACITY LONS			SUBSTANCE (CURRENTLY OR LAST STORED)				LY OR	CERCLA NOME R ONG CAS NUMBER		OTHER SUBSTANCE NAME	RINE ENVETY	REG TRAT	ЮN	STATE USE ONLY		
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A. LINDERGROUND TANKS

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KEY FOR COMPLETION OF SECTION V.

Status

Substance Curremly or Last Stored

Fire Safety Permit

Currently in Use Temporarily Out of Use Parmanemily Out of Use

Gasoling

Ģ Used Motor Oil

ABCDEF

Diesel Geschol

Avietien Hezerdous Substance

Yes No

Kerosene Heoting Qil New Motor Qil

Other

Unknewn

Mixture

Vi. CERTIFICATION (Read and Sign after completing all sections)

I certify under pensity of law that I have personally examined and xm familier with the information submitted in this and all attached decuments. and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete. This registration is conditioned upon compliance with provisions of the Storage Tank and Spill Prevention Acc, with

any regulations and orders issued pursuant to this Ac	t, and with	the requirements for obtaini	ng a permit required u	nder this Act.	•
Name and Official Title of Owner	Signature			Dava Signed	
Superior Fragmost Door Ive.		67265	PLANT MNAN.	10/24/87	
}		kay & V.	Decod	VC/01 of	

Superist Fineprist 111410 3F/534 UST Rosertution 35000-10% RECEIPT CHECK AMOUNT TAX NAME ISSUED FOR NUMBER NUMBER REVENUE ID PAID REF. (NCL. LOCAL OFFICE STAMP RECEIPT No. 381534 REGISTRATION DESCRIPTION Facility IOH 3-511206 CERTIFICATE 500 Providence Road Superior Fireproof Over Druc 400 Providence Road Screnton Pa 14508 DEPARTMENT 41 ENVIRONMENTAL RESOURCES BY: Settly. Compat ER-AO-24 (1/44)

DESK MEMORANDUM LOCK

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ŤO	Joan Lampman	, Narthe	east l	Oranny Go	od, (Offic	ę
DATE	4/12/93			AATE HEEDED	· <u>-</u>			_
	PLEASE Call:	AP	PROPAL		Ī	SEE ME		
	PETUMNES TOWN CALL	A 5	FEQUES!	rep	COMMENT			
	INPERMITION & PILE	PA	PACPARE MEPLT/ELPONT			NOTE AND RETURN		
x	NECESEARY ACTION	316	NATUEE					
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Central Office has tried to contact the attached owners/facilities in order to obtain correct mailing

addresses but has not been able to make cantact. Please take necessary actions to abtain this infor-

mation and provide to central affice.

Thank You



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES

Post Office Box 8762 Harrisburg, Pennsylvania 17105-8762 March 31, 1993

In PA: 1-800-42-TANKS

Local & Out of State: 717-772-5599

Bureau of Water Quality Management

SUPERIOR FIREPROOF DOOR INC 800 PROVIDENCE RD SCRANTON PA 18508

Re: SUPERIOR FIREPROOF DOOR INC

800 PROVIDENCE RD SCRANTON PA 18508

Facility No. 35-18206

Dear Storage Tank Owner:

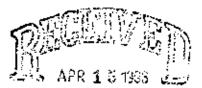
The Department's records indicate that we have not yet received payment for registration fees for all or some of the tanks at your facility. You will not get future registration stickers until the Department receives and processes your payments.

If the fees have been paid, we apologize for this notice. Please return the enclosed substitute invoice stub with a copy of your cancelled check for proof of payment.

If the fees have not been paid, please refer to the Amount Due on the enclosed substitute invoice stub. If you believe we have made an error or there is missing information-for example, one or more of the tanks may no longer exist--please prepare the enclosed amended registration form and include it with the substitute invoice stub when submitting your correct remittance to the Department.

The outstanding fees must be resolved by payment and/or amended registration form within 30 days of this notice. If the fees due are not resolved, a copy of this final notice will be given to your DER Regional Office for possible enforcement action.

It is a violation to use or operste an unregistered tank. It is illegal for both the tank owner to sell or receive regulated product and for a distributor to deliver regulated product to an unregistered tank. The Department has the authority to impose various stringent fines and penalties for violations of the Storage Tank and Spill Prevention Act of 1989.



Environmental Cleanup Program Der-Northeast Field Operations

To remit fees, please:

- Write the facility number on the check; 1.
- 2. Submit:
- invoice stub, 1)
- cheek, 2)
- amended registration form; 3)
- Write the amount paid and check number on the substitute invoice stub; 3.
- Make the check payable to "PA DER"; and Do not send check stubs. 4.
- 5.

If you have any questions or concerns, please feel free to call our Division's Customer Service staff at the number noted above.

Sincerely

Cedric H. Karper, Acting Chief

Division of Storage Tanks

Bureau of Water Quality Management

\checkmark CHECKLIST \checkmark PAYMENT OF OUTSTANDING REGISTRATION FEES

The following is a quick checklist of how to make payment on a facility's outstanding balance.

		er to the substitute ance	invoice st	ub at the bottom of this check	klist and note	the outstanding
		Write a check for the Make the check pa Write the Facility II	yahle to: I	PA DER		
	Deta	ach the Substitute ir	voice Stul	at the bottom of this checklist	:	
	_			e line next to "Amount Paid" he Isne next to "Check#"		
	Retu	urn the completed cl	neck and S	ubstitute invoice Stub to.		
	-	PA DER, Division o PO Box 8/62 Harrisburg, PA 17		anks		
		en you receive stick ined surface	ers/certifi	cate for the new registration (period, attach	the stickers to a
_	_	Please remember: registration sticke	c - Place st Distribu r affixed to te of Regis	icker at nameplate, manway, or tors cannot drop product in to	anks unless th	ere is a current
ΑN	1001	NT DUE \$50.00		UG TANK 001 AG TANK	YEAR YEAR	
		Amount Pai	d \$	Check#		
		Facility ID#	3S-18	206		
		Facility Nan	800 P#	NOR FIREPROOF DOOR INC ROVIDENCE RD NTON PA 18508		
				STATE USE ONLY		
		Reviewe	r	Manual Entry		

☐ Local Government

📋 Other 🔔

"AMENDED"

					
REGISTRATIC	ON OF STORAG	E TANKS		Gele Egenvod:	
th accordance with Sections 2: election tanks are required to	of and 563 of the Process Tank and register their talks with the Bupart	lgall Provention &ct, Owners of re sent and pay a registration for.	pristed ST&TE	Manufactured	<u> </u>
Please type or print in at there are more than SECTIONS. Owner in County an SECTION II. Type of O SECTION IV. Type of Focated. I SECTION IV. Type of I. Tay of the SECTION IV. Description of the SECTION IV. Certification of the SECT	ink all hams arcept "Signa to underground or above formation - Rame, busines of Federal Identification Numbers - Mark the appropriation - Name and physical the facility Identification - Name and physical the facility Identification - Name and physical to the facility Identification - Name and physical tanks is to be recorded the Registration Number - Identificate whether the ant gropesty closed in place of Installation - Specify country - Specify the total desistance Currently or Last Sicila Name and CAS Number - Specify the total desistance Currently or Last Sicila Name and CAS Numbers - Specify the total desistance Currently or Last Sicila Name and CAS Numbers ton fee - Determine manently out of use. A. Above ground Tanks 1. Up te and including 2. Spot to and including 3. Oreater than 50,000 B. Underground tanks in the 1 space provided [A • B) ch; and make chrot payabon - This section is to be colign and record the date the	WSTRI ture" in SKclion VI. This is round tanks, photocopy to s mailing eddess and phombor; if none, include you to box, ysical location (not P.O. 8 ation No. if knawk, to box, if applicable, tection is for recording int in Part A. Information for the registration numbors torded for aboveground to the month and year the the month and year the tis if the "Amended" Form sign or maximum capacity tored - Indicate the cubo tor, if Other is indicated, pi afety Approval or Permit Marshax Giulsion; or focus registration fee due Ps 5,000 gaffons - \$5.9 per tenk tid per tank the due for all abouegedu tpace provided (%). Recor Submit a check or mont in te: PA OER, the application way evamin this section for each ab Section Vi	the caveran side of this fone number of OWNES is Social Security Number of OWNES is Social Security Number on of YeClusty. Please runderground tanks is the recorded for uninks are "001A", "002 emporarily out of use, ixi. Do not include tank tank was completely in due to a removed size of the tank in Get. Oh tance(s) surrently or the tank in Get. Oh tance(s) surrently or the tank in Get. Oh tance(s) surrently or the sace specify. I tendicate whether in agency under the tank in Get. Oh tanks in dicardid it is gency under the tank in Ger. Not tank in the space of the total registration by order for the total Please type or print the ed. Olivision of Storage Tan	for each FACILITY which he orm, and staple continuation of the storage tank(s) at the storage tank at the storage tank at the to be recorded in Part 8. derground tanks are "001" A", "002A", etc. The "A" he or permanently out of use its which have been remove installed. For instance, "91 part 18. If unknown, write "unkness stored, if a hardous statement of the stored, if a hardous statement of the statement of t	regulated storage turk in the state to this form. The facility. Please includes this pin which FACILITY is a facility. Information for ", "802", "003", etc. The state ady bean printed on the state and y bean printed on the state and underground tank the yearlife to the year of the state and underground tank the yearlife. The DWNER. The DWNER.
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1. OWNER INF	••••••		III. FACILITY	NFORMATION	-
	Vo		Facility Name _ Facility Identifica Street Address (P	otion No. .O. Box not acceptable	·····
City	State	Zip	1	State _ F	A Zip
•	.Phona No.	-		township	
II. TYPE OF OV	VNER (Mark only on	ie)	IV. TYPE OF	ACILITY (Mark only	one, if applicable)
☐ Fe derai Govern	iment [] Corporat	le .	☐ Farm		
State Governm	ent 🔲 Private		☐ Municipal		

☐ Residentiai

Other

Tank	7,	Date of	Far talks	Substance	ed Tank(s) with a CSRCLA Hame and	· · · · · · · · · · · · · · · · · · ·	•	Registration	STASE
legistration Num bor	;	Installation Mg Vr	Cepasity (Gallons)	(Currently or Last Stored)	CAS No.	Other Substance Name		Fot	ONLY
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				TOTAL	ABOVEGROUND	TANK TEE (A)		
L UNDE	RGR(DUND TANK	S List ALL tanks as	nd mark Amend	ed Tank(s) with a	n østerisk (*).			
Tenk Registration Number	4344	Date of Installation Mo Yr	Capacity (Gallens)	Substance (Currently or Last Stored)	CERCLA Name and CAS No.	Diher Substance Name		Registration Fee	ONLY USS \$SASS
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lenk#	Rem	ovel Date		ATOTA	L UNDERGROUN	O TANK FEE (I)		
ank#		oval Date	TOTAL ABO	VEGROUND 4	UNDERGROUNO	TANK FEE (A + 0)		
EY FOR	СОМ	PLETION OF	SECTION V.			····			
TATUS Current	I BE			RRENTLY DRIAST		•	*	IRO SAFETY PER	MIT
Tempor	erity D	ut of Use	# Gasoline Diesel	Ň	Used Motor Off Aviation		•	r fes i No	
Perman	ently (Out of Use	C Gasobot O Herosena		Hazardous Substance Other (specify substa				
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					ign after completing				

Facility Identification No. _____ Facility Name ____

Rome and Official Tiple of Curies Signature Signature Date Signed

ER-WM-119: 9/88 Commonwealth	of Punnsylvania
Department of Envir	commental Resources
Inspection Rep	oort/Data Entry
Site I.D. # PAND 1913 1343 Site Name Superior Free Proof Door Address 800 Providence Road Scrawtow PA 1850 F Municipality Scrawtow Responsible Official Person Interviewed Inspector E.J. KARL	Telephone # Departor Name Address County
Inspection Date Inspection Date Type DI3/1/193	Facility Type Inspector I.D. # # Violation 24-4/12 6 4
	шшш
Monitoring Points Sampled	
INSPECTION TYPE	FACILITY TYPE

INSPECTION TYPE

Municipal

- 02 Construction/Demolition

- 13 Withdrawn
- 14 Closure
- 15 Post Closure
- 16 Form 4

to Survey

11 Part B

12 Complaint

- O7 Permitting
- 17 Form 4 w/sample Q8 Superfund

O1 Routine -

04 Follow Up

O5 Crit Stage

05 Sample Only

02 Spill Response

03 Remedial Action

- 50 Record Rev **09 Ground Water**
- 89 Other

- 61 Municipal Waste Landfill
 - Lendfill
- O3 Processing

O4 Incinerator:

- Q5 Surface Application

11 Surface Impoundment

Residual

06 Landfill

07 Demolition :

O6 Processing .-

06 Incinerator -

12 Surface Injection Well

10 Surface Application: 🔑

Hezardous

- O1 Dispossi
- : 02 Treatment !:
 - 03 Storage
 - **Q4** Transporter
 - .05 Permit by Rule
 - 06 Generator...
 - 07 SQG ...
 - OB RRR
 - 06 Other
 - 50 Superfund

EVALUATION - VIOLATION - ENFORCEMENT FORM
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Street 2 Street PROOF DOOR
800 PROVIDENCE ROAD SCRANTON, PA 18508
EVALUATION THE Add Change Delete X 11 11 11 11 11 11 11 11 11 11 11 11 1
Date Number Agency Type Reason Branch Person Oir 1 93
AREAS DF EVALUATION (E - Evaluated NE - Not Evaluated NA - Not Applicable)
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GDR DRR E TMR DCL BIN DMR BSI FEA
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Panasylvania Copuntment of Environmental Resources Second of Wasta Mesogramus

Hazardous Waste Inspection Report Goaccaturs — Part A

Date of inspection	2-11-93 T	me start	2 <i>0</i> Tim	e fin is h <u>/2:</u> a	<u> </u>
Name of inspector	F. J. KARL	<u>- </u>			
Company, installatio	n name SupEriore	FIRE PROOF	- DOOR		
Location 800F	ROVIDENCE K	B SCRI	+NTON, PA	- 18508 .	<u> </u>
County	CKAWANNA	Municipa	lity Scran	ハマスノ	
Identification number	PAD 079	631 26	<u>3</u> _		
Name of responsible	official				
Title			<u> </u>		
Mailing address	<u></u>		- ^	·	
Area code and toler	phone number	<i>N</i>	P		
Name of person int	erviewed				<u> </u>
Title	<u></u>		<u> </u>		_
Mailing address or	different from above)				- _
Area code and telep	phone number				<u> </u>
1. Current waste l	nandling method:	•.	•	-	
a. " 🗆 Ou	-	Storage,	☐ disposal	□ PBR	
	rsite 🗓 use,	□ tanze.	□ recycle,	□ reclaim /√	<u>}</u>
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ER-WM-100: Rev. 1/08

Foresylvania Department of Environmental Resources Superior FIREPROOF DOOR
Hazardous Waste Inspection Report
Generators — Part B

2-Ret Amelian

	Sta		- 1	REQUIREMENT	Chepter Citation
	2	3	4		75.282
	У			Hazardous waste determination, copies available	(A)
				Identification number	(c)(1)
1	Y			Hazardous wests shipments offered only to licensed transporters	(cH4)
7	Y			Authorization received from TSD facility for wastes shipped off-site	10
7	X			PA manifest used for intrastate shipments	(e)(2)
1	Ϋ́		_	Disposor state manifest or EPA format manifest used for out-of-state shipments	(4)(3)
1	X			Manifests filled out preparly and completely	(a)(7)
1	Y.			Manifests rented properly and within time limits (7 days)	(14) er (15
1	Ϋ́	\neg	\Box	Proper U.S. at T shipping containers or pickages	(UK 1)(r)
1	\(\)	\dashv	\Box	Sapping containers meriod and labeled according to U.S. DOT	(7)(1)(6)
7	4		\dashv	Containers of 110 gal. or less marked with required PA label	(7)(1)(=)
1	7	-		Placards offered to transporter	(1)(2)
1	Ϋ́			Wastes accumulated on-site for less then 90 days	(a)(1)(i)
1	X			Wastes stored in proper containers and properly marked and labeled	G(1)(II)
1	മ	····		Containers managed in accordance with 75.265(s)(1)—(9)* (/4)	(#)(1)(m)
1	<u>~</u>		:	Containers clearly marked with accumulation date and visible for expection	(g)(1)(iv)
1	乊			Records retained at designated location for 20 years	(ft)
7	χÌ			Quarterly reports submitted to the Department	(i)
1	У	÷		Exception reporting procedures followed	9
7	X			Hazardous waste disposal plan, if required	1)
·	Ÿ			SQM reporting procedures followed	(m)(1)
	Х			Preparedness, Prevention and Contingency Plan and implemented	(m)(6)
	4			Special requirements followed for international shipments	(a)
	X			On the job or classroom personnel training program (76.295(1))	(4)(1)(6)
-	У			Drum accumulation area inspected weekly as per 75.265(qX5)	(4)(1)(4)
+				· · · · · · · · · · · · · · · · · · ·	
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Pura solvenie Department of Environmental Resources
Bureau of Waste Management

Sup Fron Fig. PRoof Door

Hazardous Waste Inspection Report

Land Disposal Restriction Supplemental Checklist

Tyed

2-Not Applicable

			1-No	Violation Observed 2-Not Applicable 3-Not Determined 4-	Non-Compliance
	Star	tuş		DEOTUDEMENT	Citation
ī	2	3	4	REQUIREMENT	40 CFR Part 268
_				Generators	
	Х			Notification sent with shipments of wastes that do not meet treatment standards.	7(a)(1)
	X			Notification and certification sent with shipments of wastes meeting treatment standard	ards, 7(a)(2)
_	K.			Dilution not used as a substitute for treatment.	3
_	¥	_		Records maintained of notifications, certifications, waste analysis, and documen supporting use of knowledge for waste classification.	tation 7(a)(5),(a)(6
-			_	Storage Facilities	
	X			Facility verifies generators classification of waste in accordence with waste analysis p	olan. 25 Pa Code 265.13(c)
	χ			Containers marked to identify contents and accumulation date.	50(a)(2)
	٧.	_		Notification sent with shipments of wastes that do not meet treatment standards.	7(a)(1)
	X			Notification and certification sent with shipments of wastes meeting treatment stand	ards. 7(a)(2)
	Ϋ́			Facility maintains records of documents produced pursuant to LDR requirements.	7(a)(6)
_		Ξ	-	Treatment Facilities, including PBR and RRR Facilities	
	X			Dilution not used as a substitute for treatment.	а
	ķ			Facility tests wastes or treatment residues to determine compliance with applitreatment standards in accordance with waste analysis plan.	icable 7(b)
	×		· 	Certification and/or notification sent with shipments of waste.	7(b)(4), (b)(5) (b)(6)
_				Land Disposal Facilities	
_	χ			Facility tests wastes received to assure compliance with applicable treatment stand	lards. 7(c)(2)
_	¥			Facility land disposes of restricted waste only if it meets applicable treatment standar	rd. 40
	1	-		Facility retains copies of generator notifications and certifications.	7(c)(1)

Pountyleania Copartment of Environmental Resources Sursey of Waste Munaperson

Hazardous Waste Inspection Report Comments — Part C

Date of Inspection 2-11-93 Company, Installation Name 50 PERIOR FI	Identification Number PAD 079 631 263
Company, Installation Name 50 DERIOR FI	REPROOF DOOR
County LACKHUANDA .	Municipality SCRANTON
Mis es a Fand Ben	TCLP Testing suspection
The Company	es out of Beiseness
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Resaurces, Bureau af Wsste Managament, ins inspection are shown in this report. Any violate are indicated. Violations may also be discover	a representative of the Department of Environmental spected tha above installation. The findings of this tions which were uncovered during the inspection red upon examination of the results of laboratory stification will be farthcoming, confirming any violation to the results.
Person interviewed (signature)	Oate
Inspector (signature) 3-90 Care	Date 9-11-93

HOMOGENEOUS AREA IDENTIFICATION

HOMO AREA ID.	SAMPLE NO.	DESCRIPTION	F	NF	QUANTITY	SAMPLES	POS
C3-1R	MF-01, 02	Main Roof – Composite structural deck panel		X		2	X
C3-2R	MF-03, 04	Main Roof – Asphalt built up roof		Х		2	
C3-3R	MF-05, 06	Main Roof – Fiber reinforced asphalt built up roof layer		Х		2	
			<u> </u>				
							<u> </u>



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974 http://www.EMSL.com / cinnasblab@EMSL.com EMSL Order: 041602646 Customer ID: ENVA55

Customer PO: Project ID:

Attention: (b) (4)

Environmental Abatement Associates, Inc.

239 Schuyler Avenue

Suite 125B Kingston, PA 18704 Received Analysis

Received Date: 02/04/2016 9:25 AM

Analysis Date: 02/04/2016

Phone: (570) 239-2766

Fax: (570) 283-0577

Collected Date: 02/02/2016

Project: 16-012-1 / Montage Foods Building - 885 Providence Road, Scranton, PA 18508

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

		Non-Asbestos		<u>Asbestos</u>	
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
MF-01	Main roof - Deck panel	Gray Non-Fibrous		80% Non-fibrous (Other)	20% Chrysotile
041602646-0001	•	Homogeneous			
			HA: C3-1R		
MF-02	Main roof - Deck	Gray		75% Non-fibrous (Other)	25% Chrysotile
	panel	Fibrous			
041602646-0002		Homogeneous			
			HA: C3-1R		
MF-03	Main roof - BUR	Black	15% Cellulose	85% Non-fibrous (Other)	None Detected
		Fibrous			
041602646-0003		Homogeneous			
			HA: C3-2R		
MF-04	Main roof - BUR	Black	15% Cellulose	85% Non-fibrous (Other)	None Detected
		Non-Fibrous			
041602646-0004		Homogeneous			
			HA: C3-2R		
MF-05	Main roof - Fiber	Black	10% Cellulose	82% Non-fibrous (Other)	None Detected
	reinforced BUR layer	Fibrous	8% Glass		
041602646-0005		Homogeneous			
			HA: C3-3R		
MF-06	Main roof - Fiber	Brown	5% Cellulose	90% Non-fibrous (Other)	None Detected
	reinforced BUR layer	Fibrous	5% Glass		
041602646-0006		Homogeneous			
			HA: C3-3R		

Analyst(s)

Inonresponsive based on revised scon

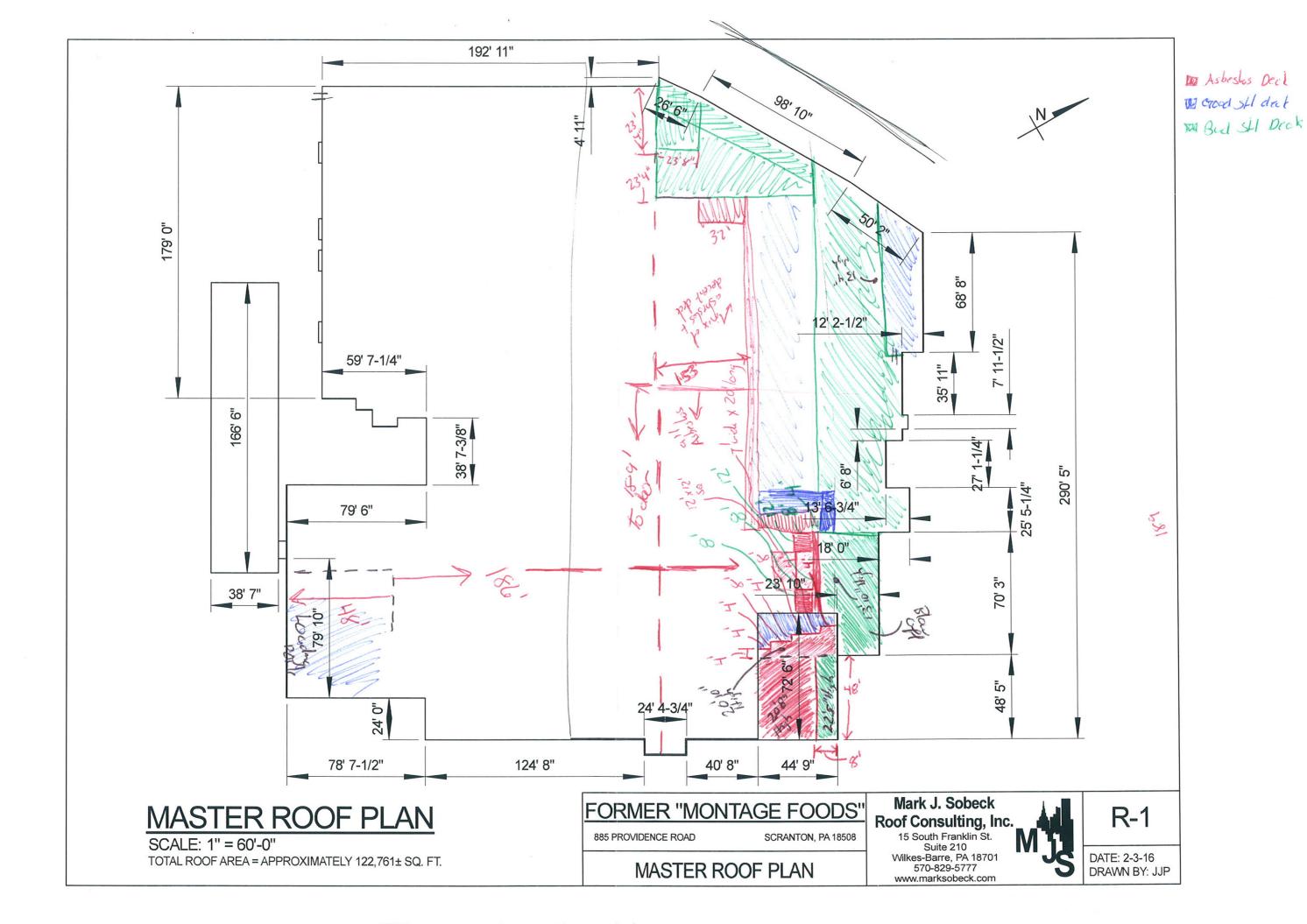
nonresponsive based on revised scope

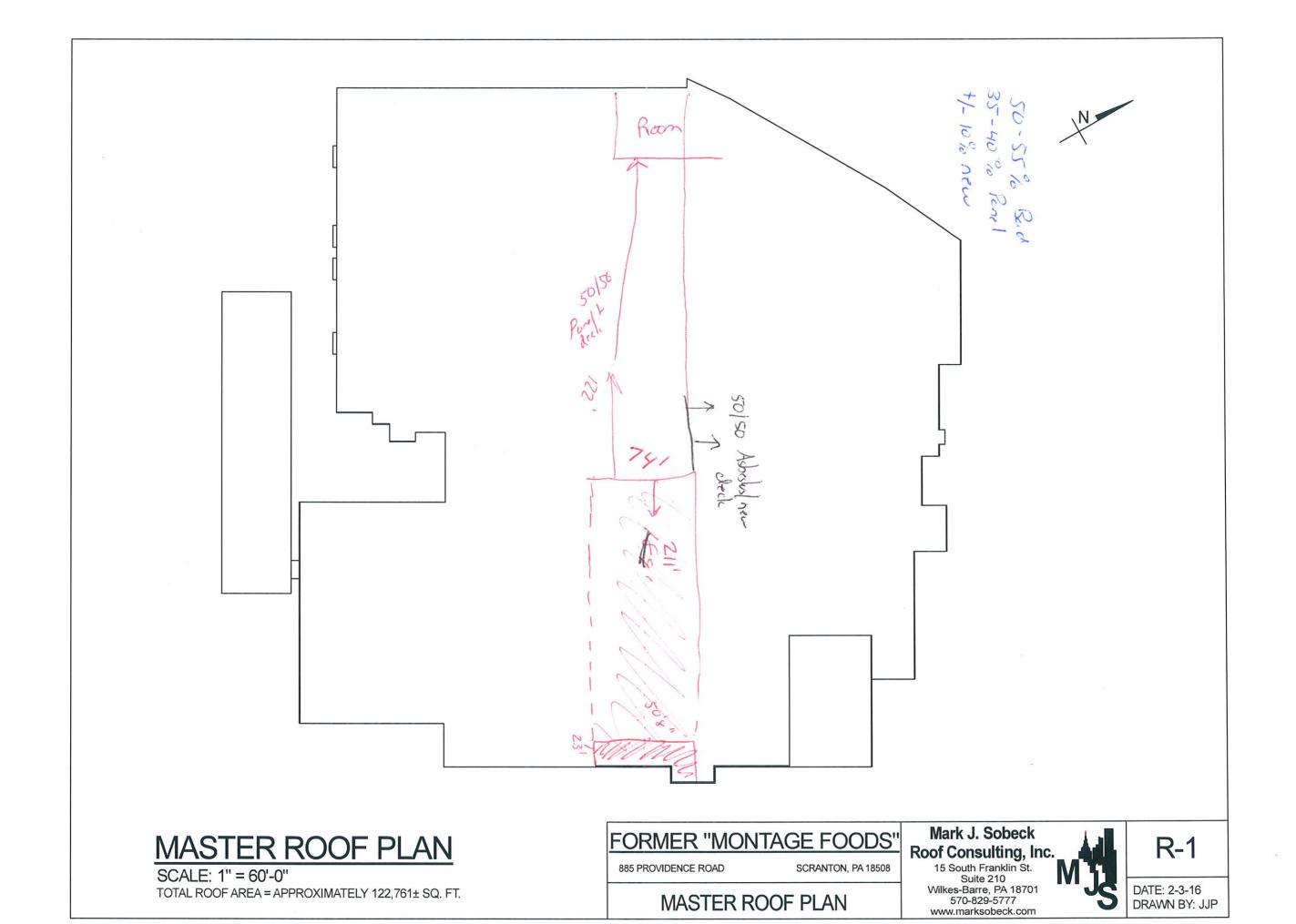
EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AlHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial Report From: 02/04/2016 16:22:56

PLM - 1.67 Printed: 2/4/2016 4:22 PM Page 1 of 1





APPENDIX H

SITE PHOTOGRAPHS





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ABU DHABI ATHENS DOHA DUBAI ISTANBUL Projec

Former Kaplan Building

891 Providence Road Scranton

Lackawanna

PA

Photograph Description:

Exterior of the facility as viewed from the eastern side entrance (top) and southwestern corner (bottom).

Project No. 200075901	Photo
Date Taken 12/29/2016	H.1
aken By F Δ	





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Lackawanna

PA

Photograph Description:

Pipes were present along the exterior wall all around the facility. The pipe (left) was observed adjacent to the main entrance on the eastern exterior wall. Natural gas enters the building from the northern exterior wall (right).

roject No. 200075901	Photo
ate Taken	110
12/29/2016	H.2
aken By EA	



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Photograph Description:

Exterior loading dock on the northwest corner of the building.

Project No. 200075901	Photo
Date Taken 12/29/2016	H.3
Taken By EA	





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Photograph Description:

Roof downspouts discharged directly onto the ground around the facility. Downspout (pictured) was located along the northwest wall. One storm drain was observed on the adjacent property to the northwest in an area with gravel pavement.

Project No. 200075901	Photo
Date Taken	114
12/29/2016	H.4
Гакеп Ву ЕА	



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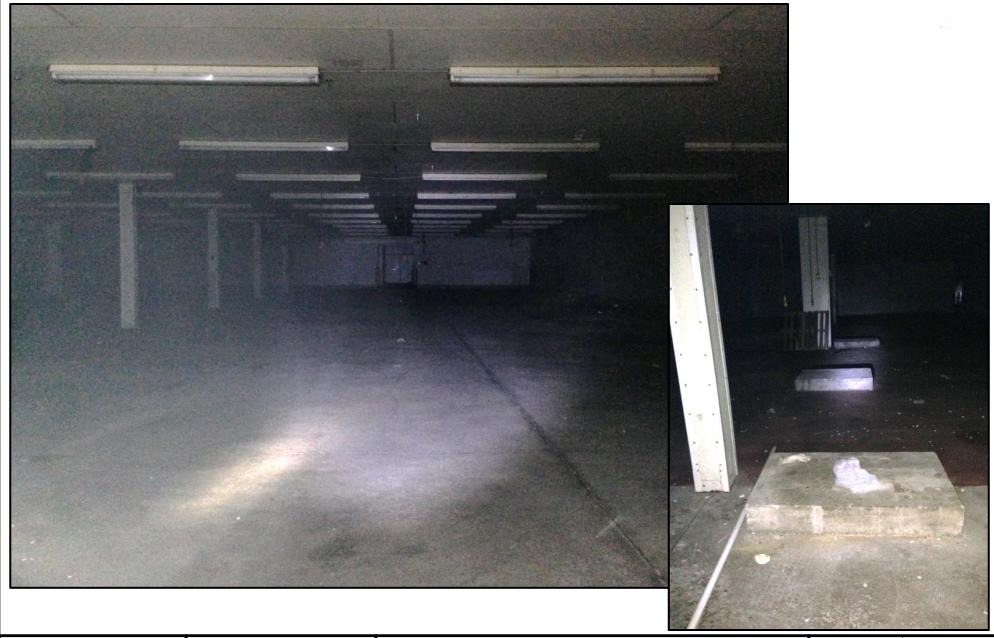
РΑ

Lackawanna

Photograph Description:

Courtyard area between the freezer and the main facility. The ammonia coolant system connects between the freezer and the main building (top left). A transformer was also observed in this courtyard (bottom right).

roject No. 200075901	Photo
ate Taken 12/29/2016	H.5
aken By EA	



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Photograph Description:

The former meat processing area, as viewed from the eastern side of the room, was identified as the slicing room on maps created by Advance Food Company (top left). Concrete equipment pads were located along the eastern wall, image is oriented to the southwest (bottom right).

Project No. 200075901	Photo
Date Taken	110
12/29/2016	H.6
Taken By EA	









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РΑ Lackawanna

Photograph Description:
Drains in the slicing room were located in rows approximately every 20 feet (top left). Floor drains were also present in the office areas, bathrooms, and packing area (right). Pipes which may have been connected to the former steam heating system were observed in the mechanical room (bottom left).

Project No. 200075901	Photo
Date Taken	117
12/29/2016	H./
Taken By EA	



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PΑ

Photograph Description:

Drop down ceilings and fluorescent light ballasts were present throughout the office areas. Ceiling panels and insulation were in a deteriorated condition at numerous locations.

Project No. 200075901	Photo
Date Taken	110
12/29/2016	H.8
Taken By EA	



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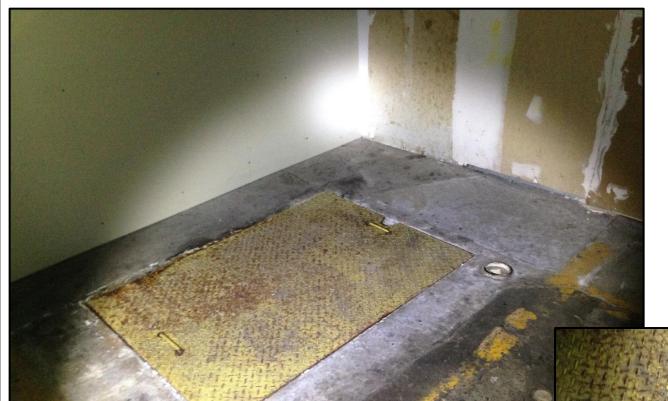
PΑ

Lackawanna

Photograph Description:

Gas-fired boiler and water heater tanks were observed in the former administrative area.

Project No. 200075901	Photo
Date Taken	110
12/29/2016	H.9
Taken By EA	





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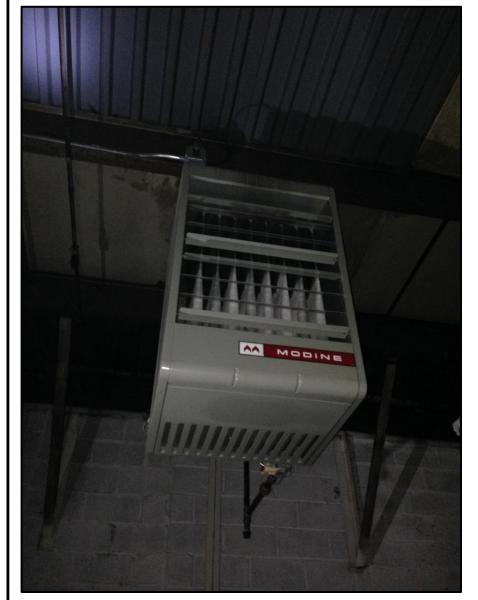
Photograph Description:

Covered pit with sewer clean out access. Located in the hallway near the mechanical room.

Project No. 200075901	Photo
Date Taken	1140
12/29/2016	H.10

Taken By EA

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PA

Photograph Description:

Ceiling mounted, gas-fired heaters of variable ages and sizes were located throughout the building.

roject No. 200075901	Photo
12/29/2016	H.11
aken By EA	





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Photograph Description:

Some of the warehouse spaces were sub-divided. Mold was present on many of the walls throughout the structure (left) Hole in the ceiling in the northeastern portion of the building. Damage is believed to be man-made and is recent (right).

Project No. 200075901	Photo
Date Taken	1140
12/29/2016	H.12
Γaken By FΔ	



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РΑ Lackawanna

Photograph Description:

Former loading dock labeled as a "storage area" on the map created by the Advance Food Company. The room is located in the northeast corner of the building and the image is oriented to the northeast. An electric hoist (top left) was present along the eastern wall of the room.

Photo	
	1140
	H.13
	Photo





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Photograph Description:

Sump/pipe access and electrical panels located in a small room to the north of the main entrance. A dry type transformer was also located in this room. Pipes (right) were located below floor grade.

Project No. 200075901	Photo
Date Taken	1144
12/29/2016	H.14
Гакеп By EA	



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РΑ

Photograph Description:

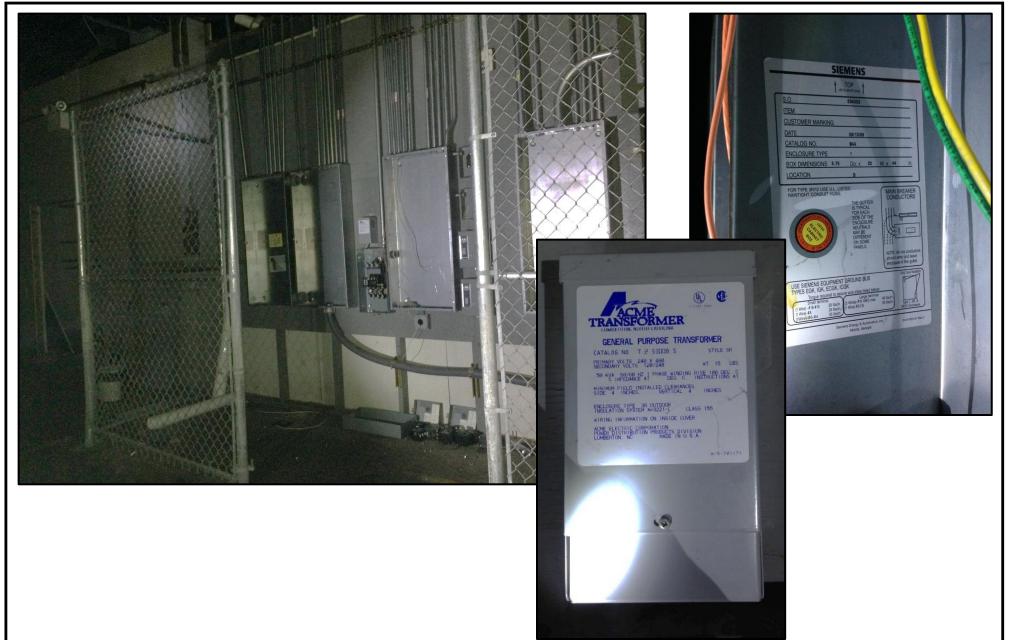
Dry type transformers were observed in several areas throughout the building.

Project No.	Phot
200075901	
Date Taken	

12/29/2016

Taken By EΑ

H.15



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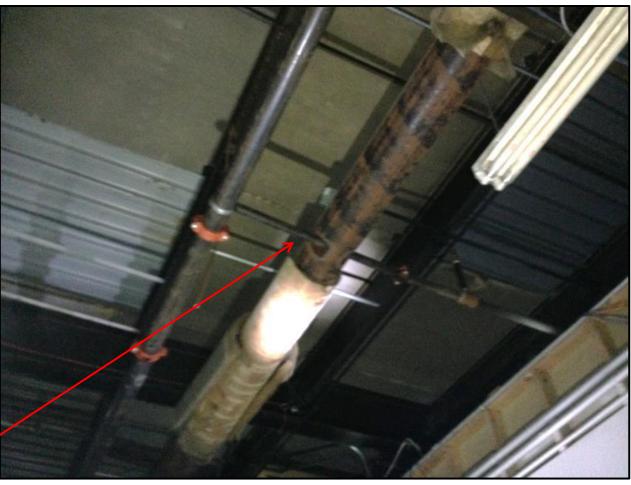
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Lackawanna PA

Photograph Description:

Electrical boxes and transformers were present in the former administrative area, warehouse, and former cooling system and electrical control area. Many of these areas had been stripped of parts by an unknown party.

Project No. 200075901	Photo
Date Taken	1140
12/29/2016	H.16
Taken By EA	
	·



Sprinkler pipe extending through a former steam pipe.

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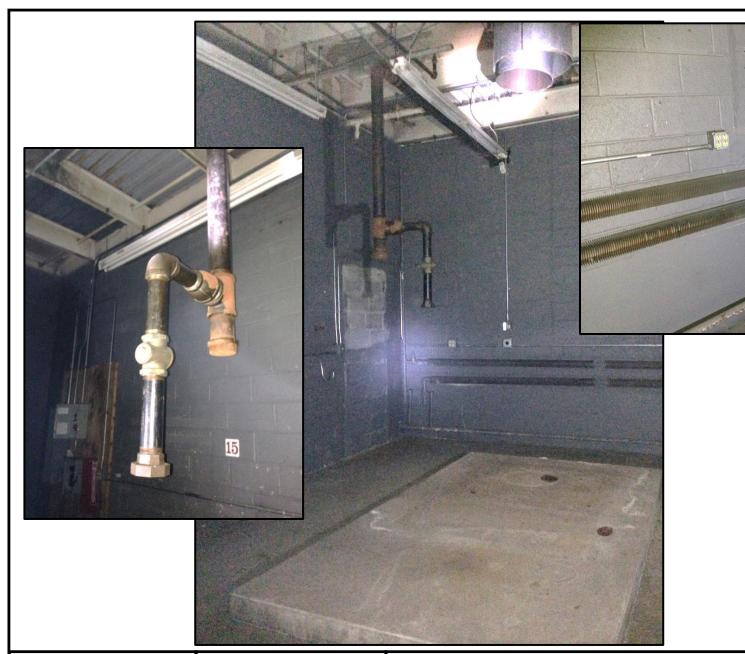
РΑ

Lackawanna

Photograph Description:

The building was built in stages, with newer piping and equipment passing through structures that are no longer in use.

Project No. 200075901	Photo
Date Taken 12/29/2016	H.17
Гакеп Ву EA	



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Photograph Description:

Room with possible former boiler pad located in the northwest corner of the former administrative area.

roject No. 200075901	Photo
12/29/2016	H.18
aken By ⊏ ∧	









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a PA

Photograph Description:

A room identified as the sanitation room was observed to contain the remains of storage structures. Several covered pits were observed and were either filled or rusted shut at the time of inspection.

roject No. 200075901	Photo
ate Taken	1140
12/29/2016	H.19
aken By EA	



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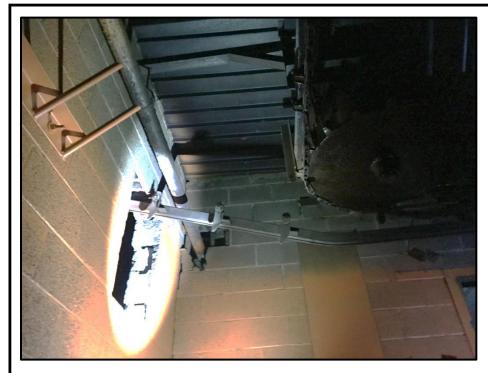
891 Providence Road Scranton

Lackawanna

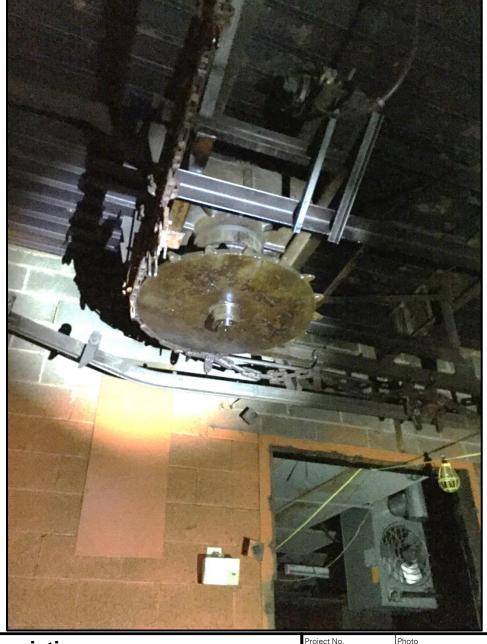
Photograph Description:

Metal plates covering a pit believed to be a former dipping tank used by Superior Fireproof Door and Sash Company. The room is located in the northwestern section of the building). Equipment used in former operations (top left) was also observed.

Project No. 200075901	Photo
Date Taken	1100
12/29/2016	H.20
Faken By EA	







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Photograph Description:

Ceiling mounted conveyor that extended through the wall and throughout the northeastern portion of the building. Fluid was observed to be leaking from the rotary device (right) and pooling on the metal grating at the top of the stairs (bottom left).

Project No. 200075901	Photo
Date Taken	1104
12/29/2016	H.21
Taken By	
EA	







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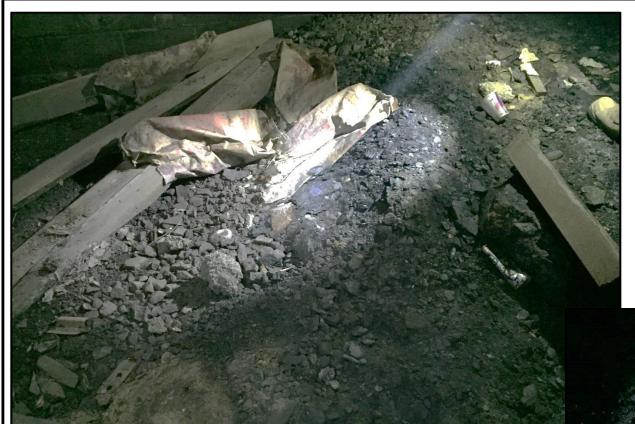
891 Providence Road Scranton

Lackawanna PA

Photograph Description:

Piles of debris, mostly consisting of broken concrete, were observed throughout the former door manufacturing area. Concrete cores were observed in debris piles and rebar was not observed in the concrete. The origin of concrete and when it was deposited are unknown.

Project No. 200075901	Photo
Date Taken	1100
12/29/2016	H.22
Taken By EA	





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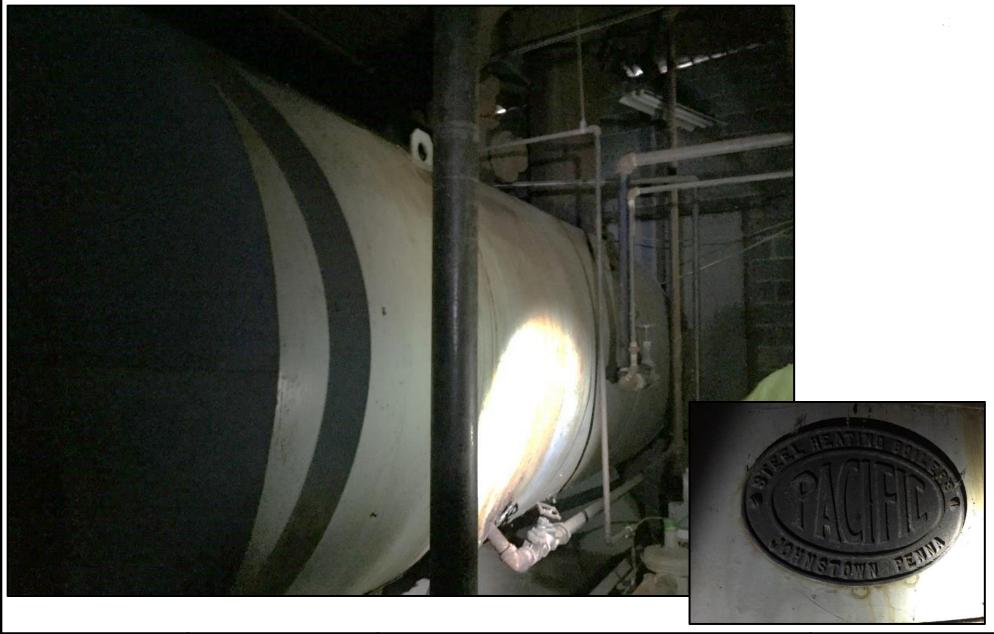
Lackawanna

РΑ

Photograph Description:

Debris pile at the northeastern corner of the facility adjacent to cement debris. The pile appeared to contain coal although this could not be confirmed due to lighting conditions.

Project No. 200075901	Photo
Date Taken 12/29/2016	H.23
Taken By FΔ	



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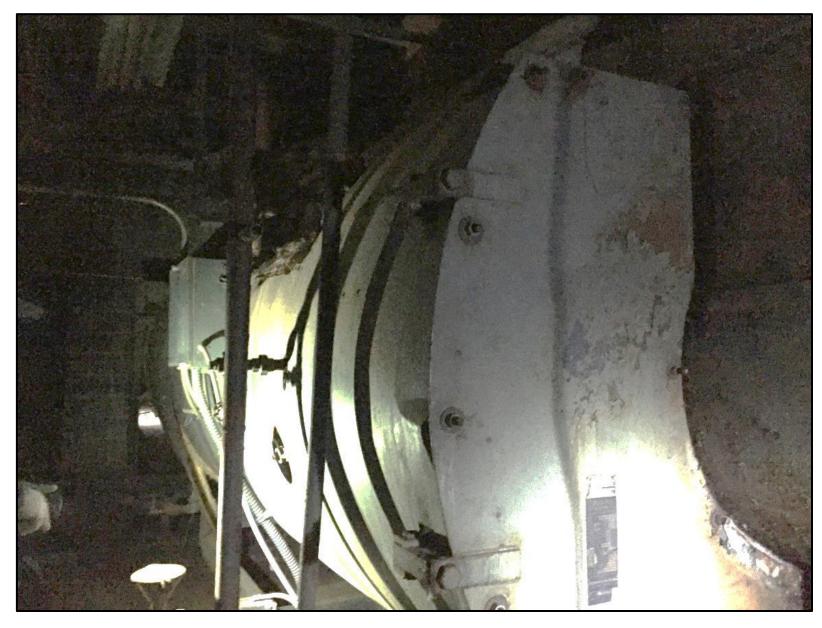
РΑ

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Photograph Description:

One of two oil and gas dual-fired boilers (Boiler 1) located on the northern exterior wall of the former door manufacturing area. The boiler is not currently in use.

Project No. 200075901	Photo
Date Taken	1104
12/29/2016	H.24
Taken By EA	



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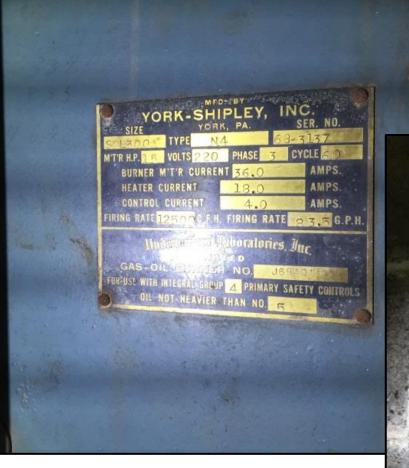
Lackawanna

Photograph Description:

The second of two large oil and gas dual-fired boilers (Boiler 2) located on the northern exterior wall of the former door manufacturing area. The boiler is not currently in use.

Project No. 200075901	Photo
Date Taken	1105
12/29/2016	H.25
Taken By EA	







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Lackawanna F

Photograph Description:

Both boilers could be run off both natural gas and fuel oil (left and center). An oil gauge showed that the boilers were connected to an 8000-gallon tank (right). According to the gauge the tank might still contain fuel. Pictures were taken in the Boiler 2 room.

roject No. 200075901	Photo
ate Taken	1100
12/29/2016	H.26
aken By EA	



Pipes extend beneath the floor





Boiler 2

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Lackawanna

Photograph Description:

Pipes entered the subsurface in the northeastern corner of the boiler room 1 (top) and the southwestern corner of the boiler room 2 (bottom). According to Sanborn maps pipes likely connect to an 8000-gallon UST. The soil and concrete slab were observed to be stained in the room that housed Boiler 1.

Project No. 200075901	Photo
Date Taken	1107
12/29/2016	H.27
Taken By EA	





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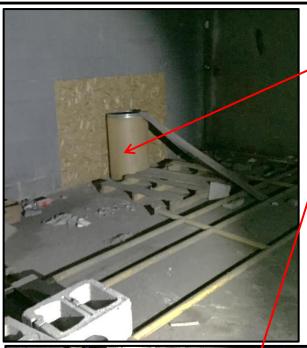
РΑ

Lackawanna

Photograph Description:

Pit located on the northern exterior wall of the former door manufacturing area (right). No drains were observed. Garage doors appeared to be previously connected to the exterior loading dock but have since been walled off with cinder blocks (left).

Project No. 200075901	Photo
Date Taken	1100
12/29/2016	H.28
Taken By EA	



Northwestern Corner

Southwestern Corner

Northeastern Wall





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Lackawanna

Photograph Description:

A variety of methods have been used to limit unauthorized access including locking/bolting of doors and placement of objects. Examples are located on the exterior walls along the northeastern wall and the northwestern and southwestern corners of the facility.

roject No. 200075901	Photo
ate Taken	1100
12/29/2016	H.29
aken By EA	





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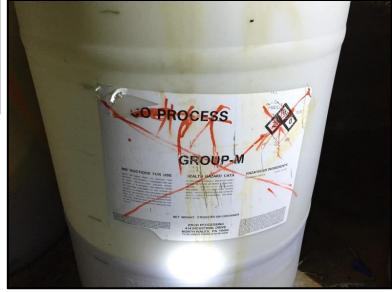
Lackawanna

Photograph Description:

Four 55-gallon drums of frick oil #3 were found in several areas throughout the building including along the western wall of the warehouse area and the former cooling system and electrical control area.

Project No. 200075901	Photo
Oate Taken	1100
12/29/2016	H.30
aken By EA	





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Photograph Description:

Three plastic drums containing unidentified chemicals were observed in the former cooling system and electrical control area.

Project No. 200075901	Photo
Date Taken	1101
12/29/2016	H.31
Taken By EA	













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Photograph Description:

Small volumes of chemicals were present throughout the facility. Waste oil (top right) was not observed but a sign was observed in the western portion of the building indicating that waste oil might have been previously stored there.

oject No. 200075901	Photo
te Taken 12/29/2016	H.32
ken By	





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Photograph Description:

A no sand sweeping compound was observed to be spilled on the concrete floor in the western-most room of the facility.

Project No. 200075901	Photo	
Date Taken		
12/29/2016		┦.、
Taken By EA		



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Lackawanna PA

Photograph Description:

A gas cylinder with unknown contents was observed in the warehouse adjacent to a fire extinguisher mount.

Project No. 200075901	Photo
Date Taken 12/29/2016	H.34
Taken By	





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Lackawanna

Photograph Description:

Oil staining (bottom right) was present on the floor in the area marked as the dry warehouse. A former pipe (top left) was located directly above the pool but the oil appeared to be fresh and no source was apparent.

oject No. 200075901	Photo
ate Taken 12/29/2016	H.35
aken By EA	





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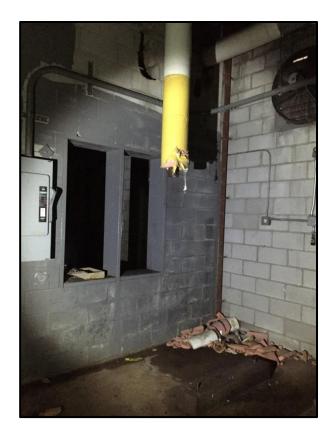
Lackawanna

Photograph Description:

A fire suppression system is present throughout the building. However, the fire suppression system was inactive at the time of the site visit.

roject No. 200075901	Photo
Date Taken 12/29/2016	H.36
aken By FΔ	









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Lackawanna

Photograph Description:

An ammonia coolant system was located in the former cooling system and electrical control area. The system connected to the freezer adjacent to the the southern property boundary. Some equipment had been removed (bottom left).

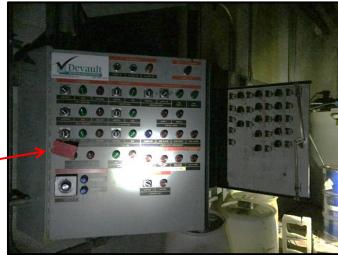
roject No. 200075901	Photo
ate Taken	1107
12/29/2016	H.37
aken By EA	





Former Tank Pad

Control Box



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Lackawanna PA

Photograph Description:

Additional equipment associated with the ammonia coolant system in the southwestern portion of the facility. A tank with unknown contents was present in the northwest corner of the room. The site contact indicated that four additional upright tanks had been removed from cement pads recently.

oject No. 200075901	Photo
ite Taken	1100
12/29/2016	H.38
iken By	









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Photograph Description:

The concrete slab was stained the former door manufacturing area, warehouse, and former loading area. Absorbent material used to clean up spills was also observed (top right).

Project No. 200075901	Photo
Date Taken	1100
12/29/2016	H.39
Taken By EA	



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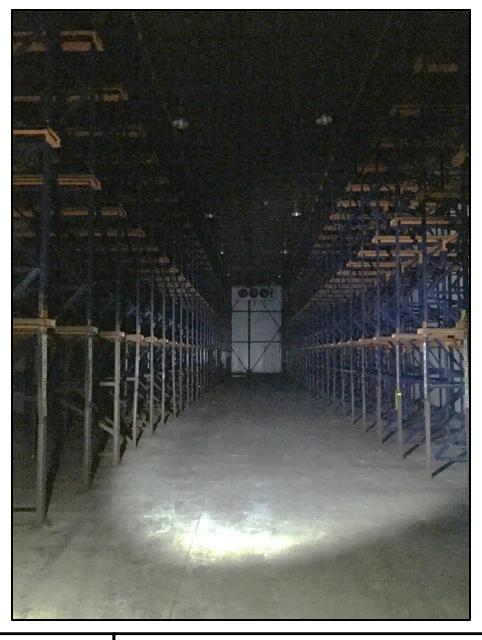
РΑ

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Photograph Description:

Electrical room and transformer located adjacent to the courtyard south of the main building.

Project No. 200075901	Photo
Date Taken	1 4
12/29/2016	H.40
Taken By	





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Photograph Description:

Stand alone freezer constructed by Montage Food Company. Storage racks are still present in the structure.

Project No.	Photo
200075901	
Date Taken	11.44
12/29/2016	H.41
Taken By	
EA	



Lift

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Photograph Description:

Two lifts were located in the loading bay along the southern wall of the facility. It is unknown if the lifts were mechanical, electric, or hydraulic.

Project No. 200075901	Photo
Date Taken	

12/29/2016 H.42

Taken By EA







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Photograph Description:

Deteriorated locker room and bathrooms along the eastern side of the facility.

Project No. 200075901	Photo
Date Taken	11.40
12/29/2016	H.43
Taken By	

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Lackawanna

Photograph Description:

Trench drains in the main warehouse spaces near the facility main entrance. A concrete covered/concrete filled structure was also observed along the eastern side of the warehouse area (top right)

oject No. 200075901	Photo
ate Taken	H.44
12/29/2016 aken By	11
EA	